

# For Sale or Lease | Industrial

## 79 Cedarhurst Ave, Medford, NY 11763



Building Size: 6,000 sf ±  
Lot Size: 1.24 acres ±  
Offices: 50% ±  
Ceiling Height: 12' ±  
Loading: 1 Drive-in Door  
Heat: Two 10-ton Heat Pump Units  
Power: ± 400 Amps

- Town of Brookhaven L1
- Section 574 | Block 3 | Lot 28
- Was Used for Outdoor Storage
- Huge Fenced Yard with Cameras
- Previously had 1 loading dock that can be opened back up.
- SALE OFFERS TO BE CONSIDERED

Asking Sale Price: \$ 2,500,000  
Lease Price: (Opt 1): \$ 10,500 / month gross for 6,000 sf on 1.25 acres  
(Opt 2): \$ 7,900 / month gross for 6,000 sf on ± .75 acres  
Taxes: \$ 14,612.75 / year ±

# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### **Exclusive Agent:**

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

Cell: [\(516\) 456-0108](tel:5164560108)

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

For Sale or Lease | Industrial  
79 Cedarhurst Ave, Medford, NY 11763



**METRO**

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**Exclusive Agent:**

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

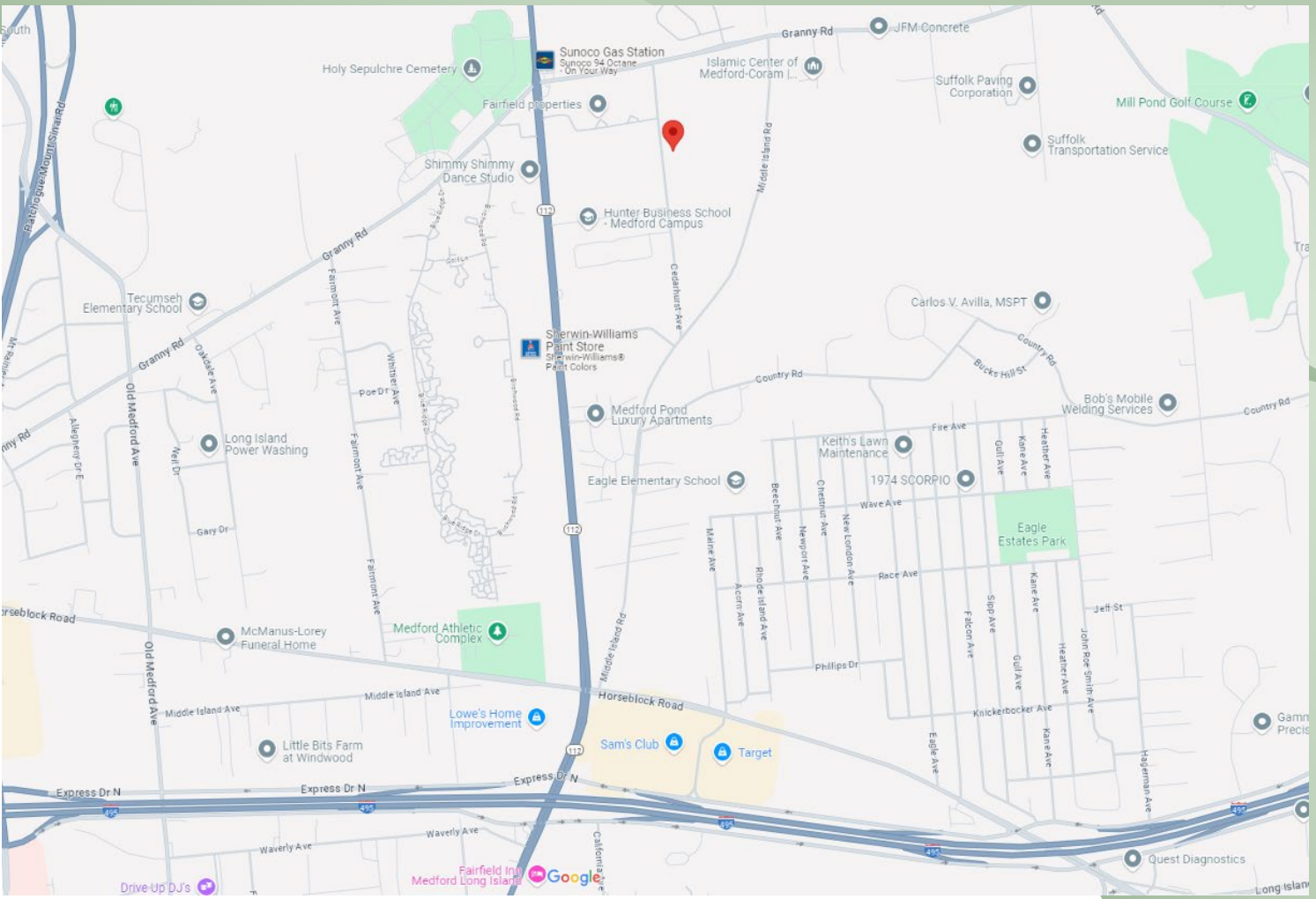
Cell: [\(516\) 456-0108](tel:(516)456-0108)

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

# For Sale or Lease | Industrial

## 79 Cedarhurst Ave, Medford, NY 11763



# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### **Exclusive Agent:**

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(516\) 456-0108](tel:5164560108)  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.