

# For Sale | Industrial

## 920 N Wellwood Ave, Lindenhurst, NY



Building Size: 12,474 sf ± (divisible)  
Lot Size: .53 acres ±  
Offices: 4,000 sf ±  
Ceiling Ht: 12' ±  
Loading: 7 Drive-Ins  
Heat: Oil / Gas  
Power: 600 amps (3 Services)  
Zoning: Industrial G

- Town of Babylon
- Sec. 129 / Block 4 / Lot 1.001
- Additional Parking Used on Paper Street
- Frontage on Wellwood
- Just South of Route 109
- Can be delivered with 3,541-6,896 sf available to user
- Tenants rent average \$14.79 psf gr

Asking Sale Price: \$2,800,000.00

Taxes: \$ 41,773.26 / year ± (\$3.35 psf)

# 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

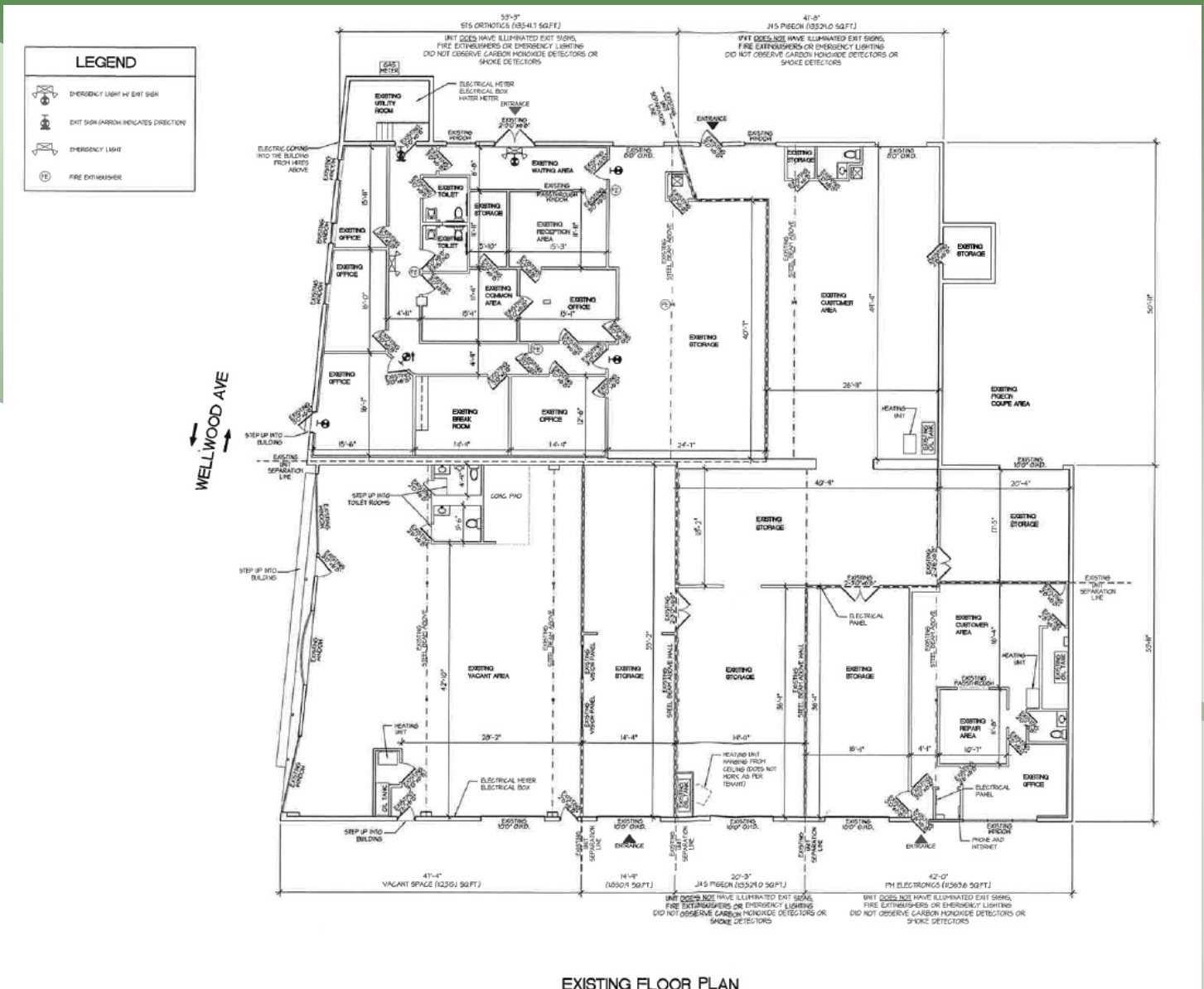
Licensed Real Estate Broker

Managing Partner

Direct: (631) 391-6359

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

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**\*\*\* Estimated Floor Plan \*\*\*  
(dimensions may not be exact)**

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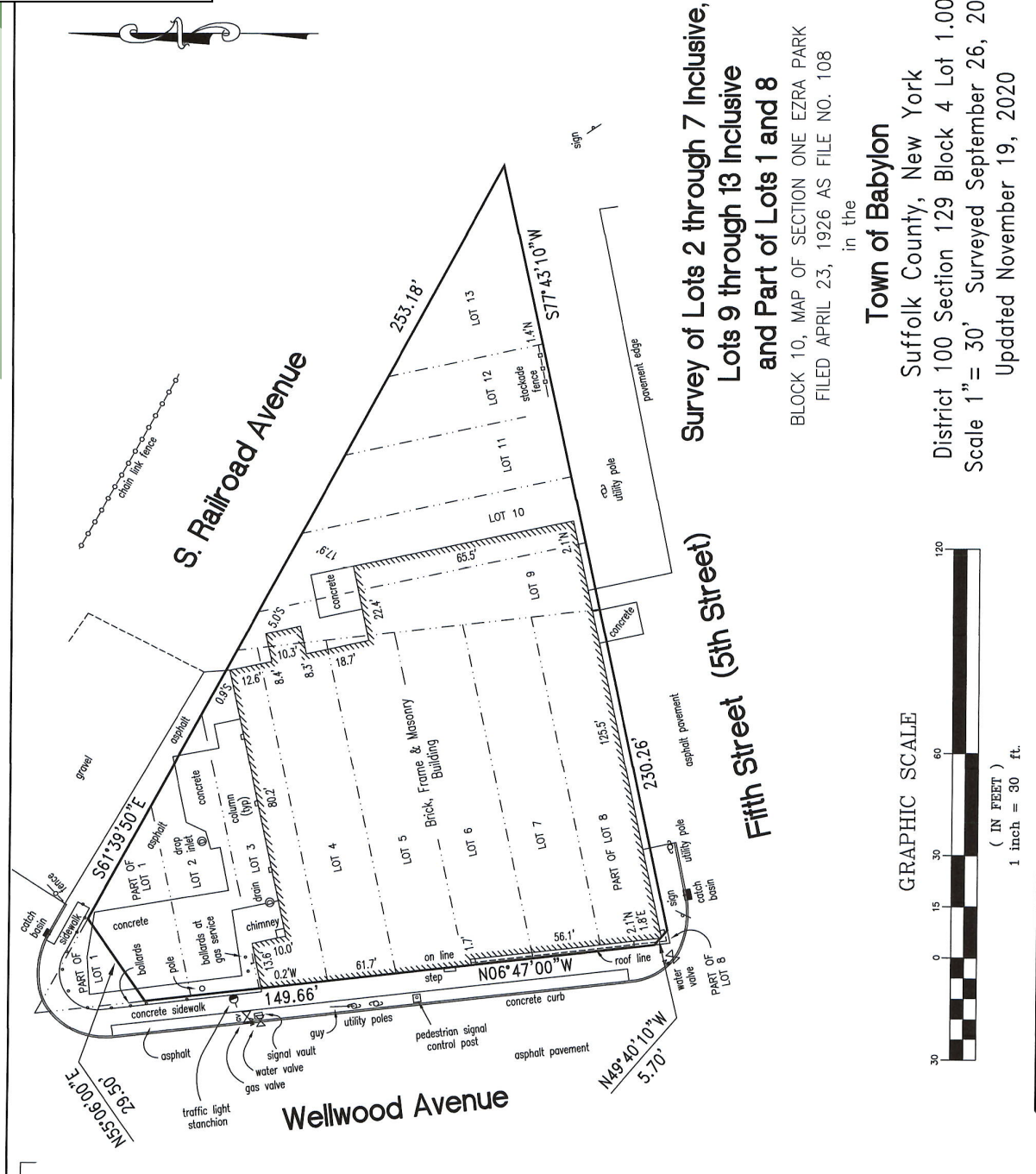
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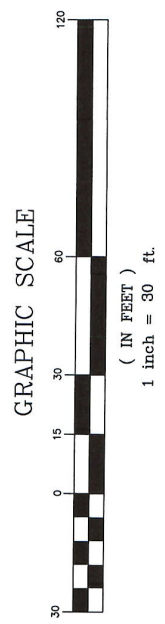
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**SURVEY**



**Survey of Lots 2 through 7 Inclusive,  
 Lots 9 through 13 Inclusive  
 and Part of Lots 1 and 8**  
 BLOCK 10, MAP OF SECTION ONE EZRA PARK  
 FILED APRIL 23, 1926 AS FILE NO. 108

in the  
**Town of Babylon**  
 Suffolk County, New York  
 District 100 Section 129 Block 4 Lot 1.001  
 Scale 1" = 30' Surveyed September 26, 2019  
 Updated November 19, 2020



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