

Industrial

Exclusive Listing

Sale or Lease

**118-120 Division Avenue
Blue Point, NY 11715**

Property Information

Min Size:	3,600
Max Size:	3,600
GLA:	15,200
Sale Price:	\$2,100,000
Lease Rate PSF:	
Lease Type:	
Electric PSF:	
CAM PSF:	
Possession:	Immediate
Office size:	1520
Floor:	1
Ceiling Hgt:	14' - 18'
Fuel:	
Sprinklered:	0
Power:	0
Loading Docks:	1
Drive Ins:	4
Parking:	
RE Taxes:	\$12,400
Lot Size (Acres):	1.09
Zoning:	L1



Two buildings 11,600 SF and 3,600 SF. Large 1/2 acre fenced yard. Legal outside storage with application. Perfect User / Investor Building. Ideal for truck depot, auto repair, storage facility, etc.. New roof, new vinyl siding. Unique location in Blue Point. Close to Sunrise Highway and Montauk Highway. Tractor trailer access. 3600 sf for lease with 1/4 fenced in lot \$12 sf. Two separate 3,600 SF spaces available for a user. One 8,000 SF space is leased to a long term tenant. 8,000 SF Tenant in the 11,600 SF building is paying \$5,285.00 per month with 5 years remaining on lease. Seller financing available.

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