

90 GORDON DRIVE, SYOSSET

FOR SALE



Asking Price: \$6,075,000 (\$165 PSF)

Building Size:	36,800 sq. ft.	Land Lease:	33 years remaining
Lot Size:	2.0 acres	Land Lease Rent:	\$27,783 per annum
Built:	2007	2022 Taxes-	
Ceiling Height:	32' clear	General:	\$80,616.78
Sprinklers:	Full	School:	\$100,713.68
Loading:	(4) docks, (2) drive-ins	Power:	800 amps
A/C:	Office areas only	Parking:	60
Heat:	Gas	Office area:	6,000 sf

Comments:

- Owner occupies 19,000 sf that could be made available upon sale or leased back.
 - Additional 7,556 contiguous sf available January 2024
 - One tenant to remain in 9,400 sf
- Modern warehouse facility with high ceilings and in pristine condition

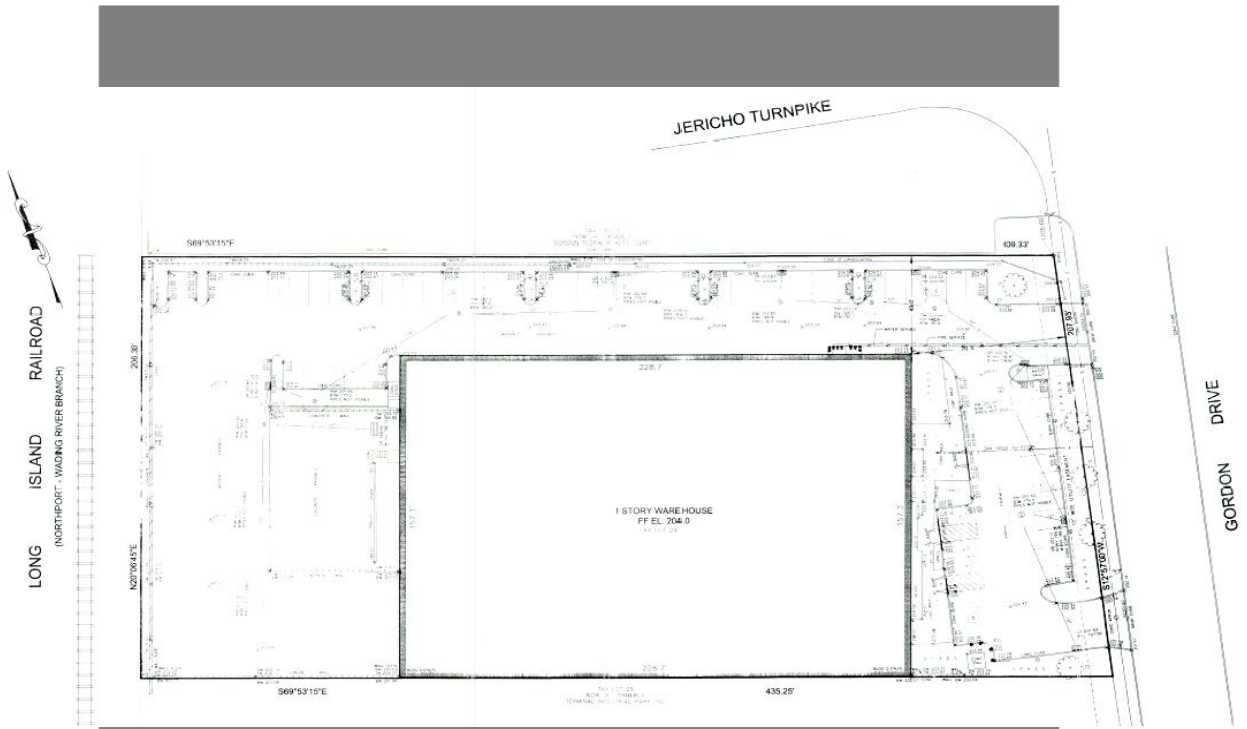
For further information or to arrange an inspection, please call:

Harris Rousso
Executive Managing Director
516-942-8308
hrouso@resltd.com

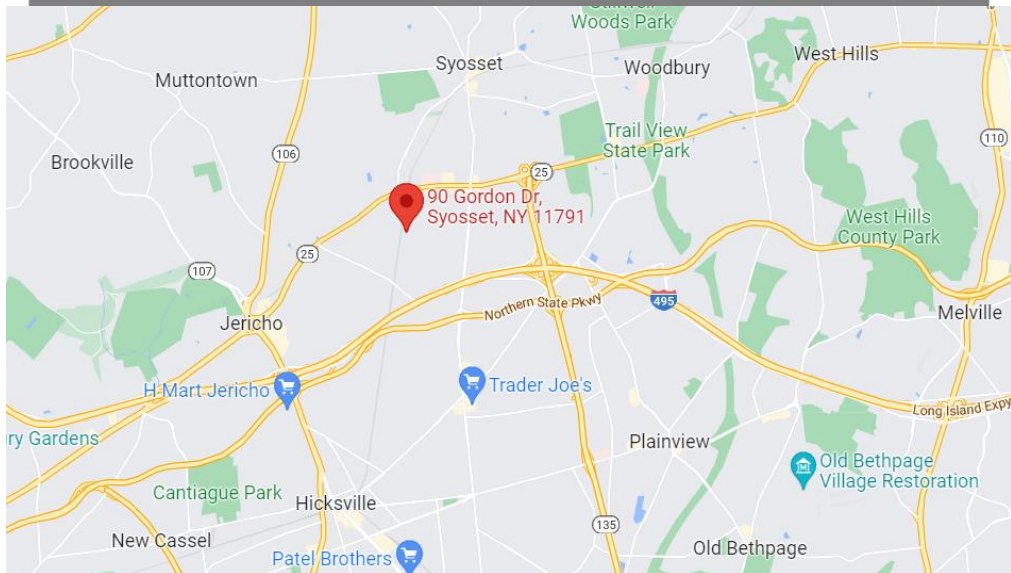
Gerard Krush
Managing Director
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PROPERTY SURVEY



LOCATION MAP

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