

# Warehouse And Office Space

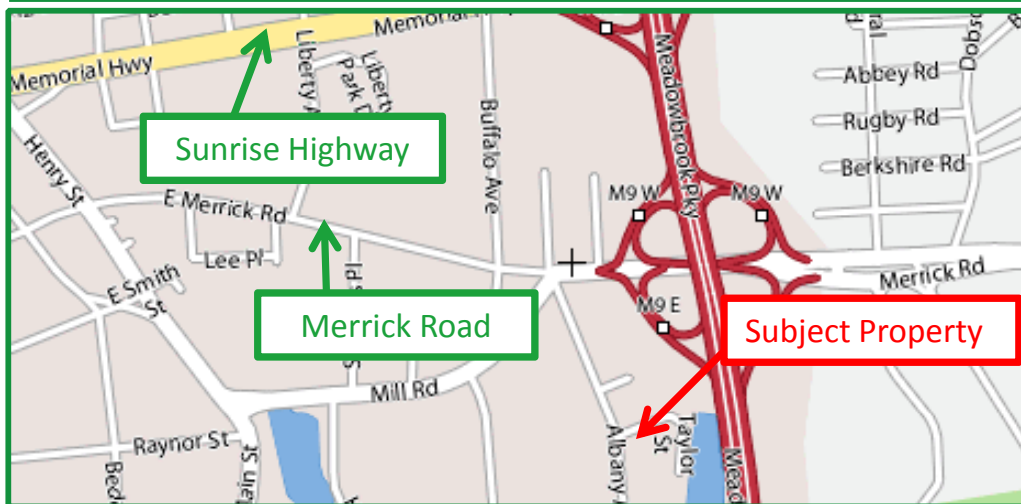
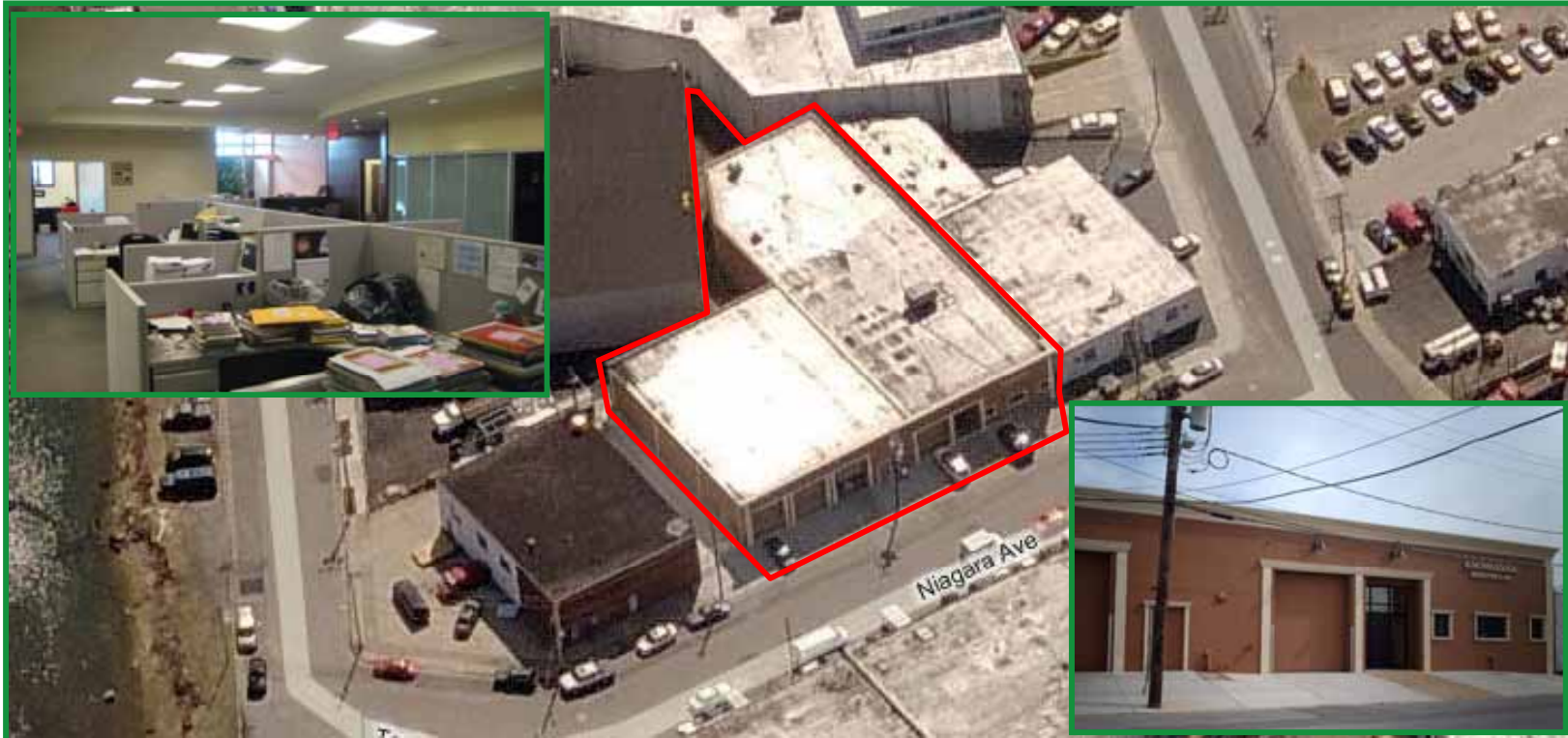
**10-12 Niagara Ave**  
Freeport, NY 11520

## At a Glance

Section:	62
Block:	D
Lots:	343 & 365
Lot Dimensions:	134'x170'
Appr. Lot SF:	17,500
Appr. Bldg SF:	13,544
Appr. Wrhse SF:	9,044
Appr. Office SF:	4,500
Mezzanine SF:	1,300
Zoning:	Industrial B
State Use:	710
Land Description:	Warehouse
Taxes:	\$ 75,156

## Features

Year Built:	1965
Ceiling Height:	16', 18'
Floors:	2
Warehouse w/ Office Property Available	
Easily Accessible via Meadowbrook Pkwy	
Beautifully remodeled interior & exterior	
4 Overhead Doors	
Fully Sprinklered	
600 Amps	
Can be two separate buildings with separate addresses	
Great for User	



**For Further Information e-mail:**  
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**New Hyde Park NY, 11040**  
**TEL: 516-280-4755**

**Asking Price**  
**\$1,625,000**