

AVAILABLE FOR SALE

303 SUNNYSIDE BOULEVARD PLAINVIEW, NY 11803



ARCHITECT RENDERING

OFFERING MEMORANDUM

NYC + BOROS: 24-09 38TH AVENUE | LONG ISLAND CITY, NY 11101 | 718-786-5050 | FAX: 718-786-9718

WESTCHESTER + ROCKLAND: 800 WESTCHESTER AVENUE, S-638 | RYE BROOK, NY 10573 | 914-708-3042

NEW JERSEY: 250 MOONACHIE ROAD | MOONACHIE, NJ 07074 | 201-786-5050

NASSAU + SUFFOLK: 185 EXPRESS STREET, SUITE 300 | PLAINVIEW, NY 11803 | 516-364-1000 | FAX: 516-364-1012

GREINER-MALTZ
REAL ESTATE

www.greiner-maltz-longisland.com

"CREATING OPPORTUNITIES TOGETHER"

**303 SUNNYSIDE BLVD.
PLAINVIEW, LONG ISLAND, NY 11803**

**FOR SALE | 77,000 SF ON 5 ACRES
SINGLE-STORY COMMERCIAL/TECH HUB**

**GREINER-MALTZ REAL ESTATE
CONTACTS:**

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OFFERING HIGHLIGHTS

- **77,000 SINGLE-STORY FLEX-TECH BUILDING**
- **5 ACRE SITE WITH 200 VEHICLE PARKING**
- **MULTI-TENANTED - SEASONED CASH-FLOW**
- **STRATEGIC LOCATION - VALUE ADD POTENTIAL**



EXCLUSIVELY REPRESENTED BY:

GREINER-MALTZ
REAL ESTATE

LICENSED REAL ESTATE BROKERS

ASKING PRICE: \$21,000,000

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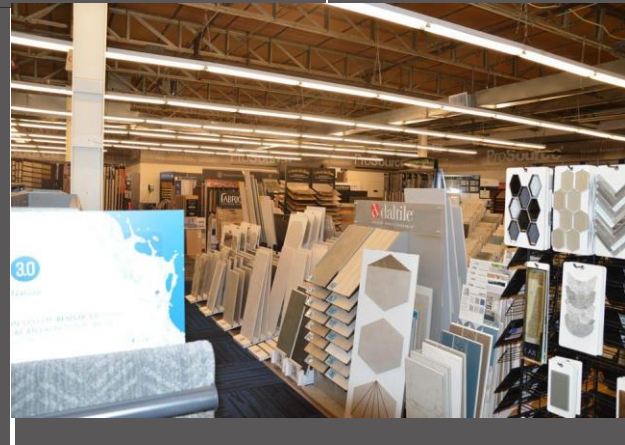
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PROPERTY HIGHLIGHTS

303 Sunnyside Boulevard consists of Approx. 77,000 SF situated on a 5 acre plot; 42,000 SF is occupied by tenants mostly having leases expiring by 2025. There is a tenant mix of office, showroom, warehouse/distribution and educational. Direct lobby access to interior offices as well as direct exterior access with drive-in doors and tailboard loading. There are over 200 parking spaces available on the property. Accessible to 53' Tractor-Trailers.



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EXECUTIVE SUMMARY

Location: The premium Industrial Park in the Plain view-Melville Corridor. Drive-on/off immediate access to Exit 46 on the Long Island Expressway and Exit 37 of the Northern State Parkway.

SITE:	5 ACRES / 217,800 SF
FRONTAGES:	SUNNYSIDE BOULEVARD; DUPONT STREET; FAIRCHILD AVENUE
CURB CUTS:	4
ACCESSORY:	140,000 SF LEVEL, PAVED AND LANDSCAPED PARKING FOR 200+ VEHICLES. CAN ACCOM- MODATE UP TO 53' TRACTOR TRAILERS.

BUILDING IMPROVEMENT DETAILS

- Fireproof construction.
- Structural steel framing, masonry curtain walls, reinforced concrete slab on-grade.
- Distributed power throughout: 2,500 Amps; 3-Phase, 208 Volts.
- Multiple personal egress doors. Landscaped lobby entrance.
- Multiple exterior tailboard loading positions which can accommodate 53' tractor-trailers as well as grade level drive-ins.
- Separately metered electric and gas.



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INVESTMENT HIGHLIGHTS:

- Former Maurice Villency warehouse, re-developed in 1996 for multi-tenant flex-commercial occupancy.
- 42,000 SF occupied by 7 tenants having short-term leases.
- 35,000 SF vacant with flexible configurations.

VALUE-ADD OPPORTUNITY

- Reposition for single-occupancy
- User-investor acquisition.
- Continue as a cash-flow investment with the proven flex multi-tenant model.
- Create destination/themed/commercial /tech use for a single industry.

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AREA MAP



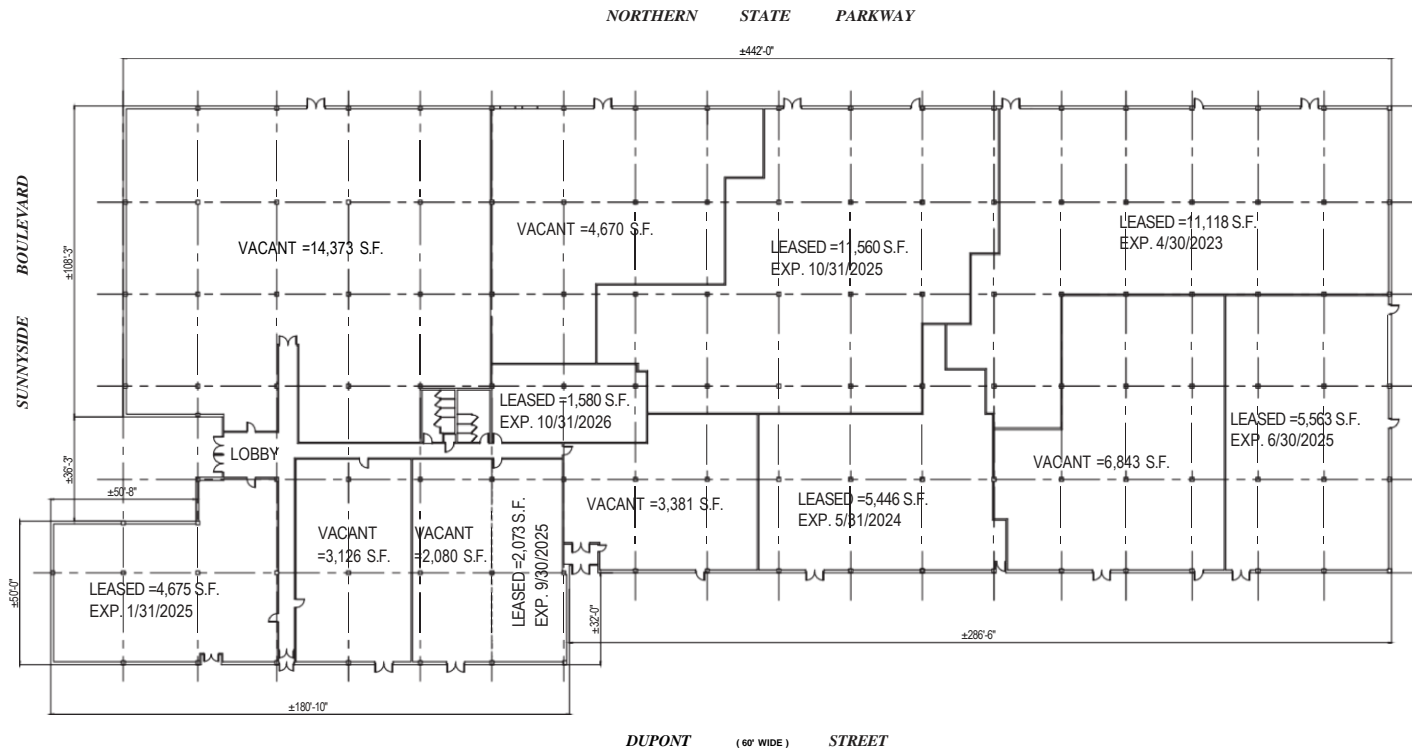
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CURRENT MULTI-TENANT LAYOUT

CURRENT DIVISIONS - LEASE PLAN



1
A-001
EXIST. 1ST FLOOR PLAN (AS-BUILT)
NOT TO SCALE

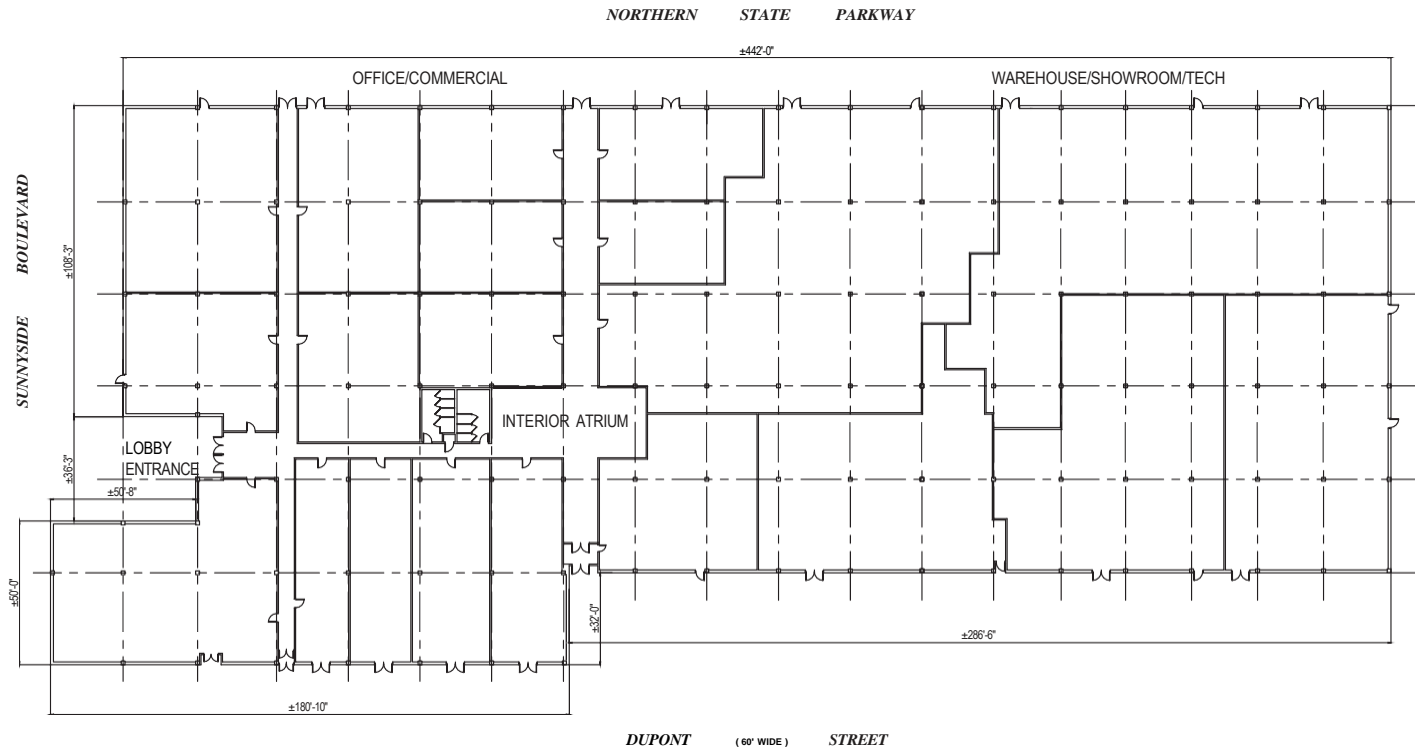
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VALUE-ADD MULTI-TENANT LAYOUT

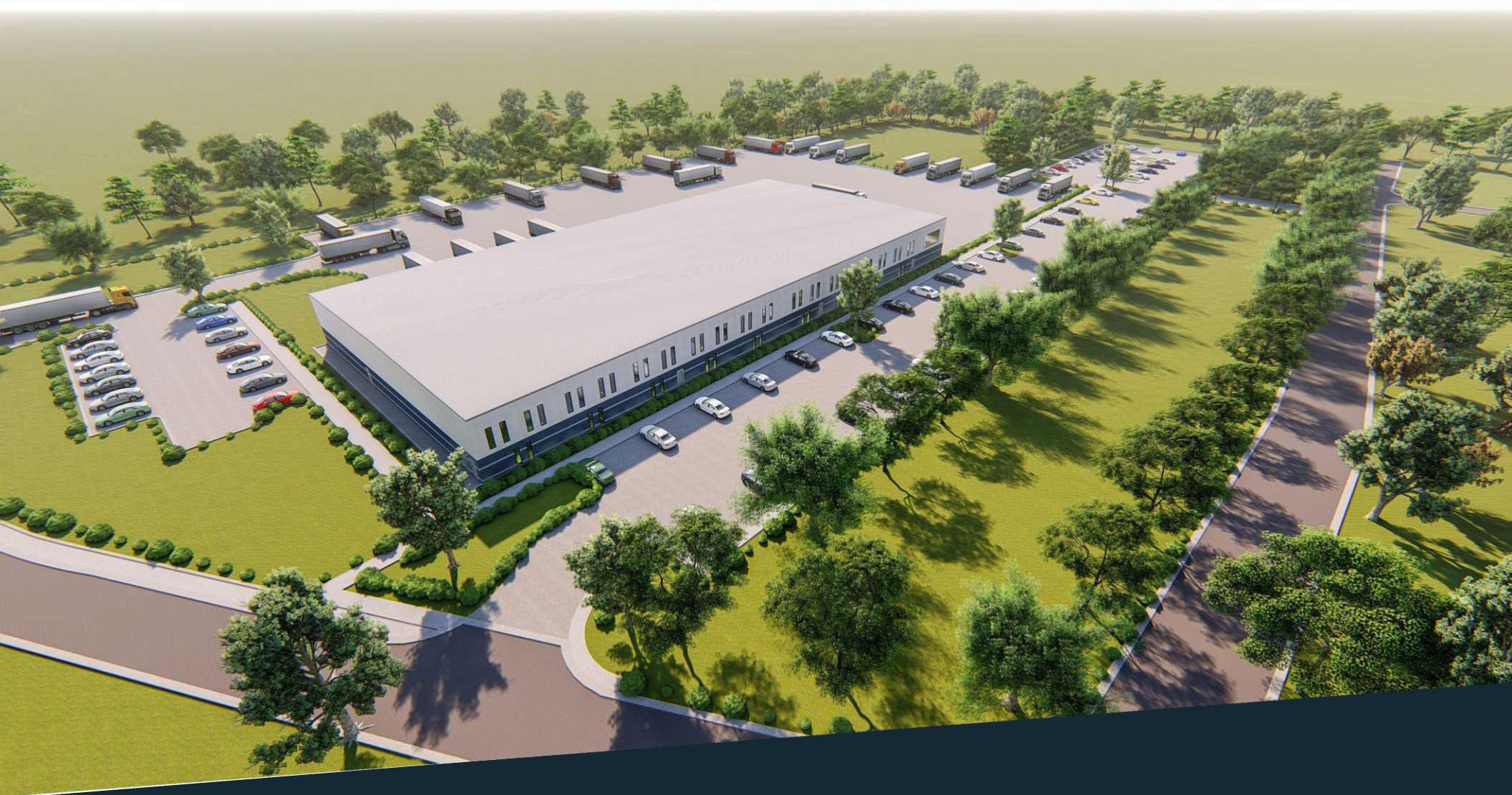
EXAMPLE - VALUE ADD DIVISIONS



 1 1ST FLOOR PLAN
A-001 NOT TO SCALE

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TO SCHEDULE AN INSPECTION OR TO RECEIVE CONFIDENTIAL INCOME & EXPENSE REPORTS AND/OR LEASE SCHEDULES PLEASE CONTACT OUR BROKERAGE TEAM:

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