

Heavy Industrial Site | Deer Park



OFFERING MEMORANDUM | 2 PARCEL SITE | 5.88 ACRES

1007 & 1013 Long Island Avenue
Deer Park, NY 11729

Tom Attivissimo, CCIM
Chief Executive Officer
(516) 606-6161
tomatti@greiner-maltzofli.com

GREINER-MALTZ
REAL ESTATE



OFFERING SUMMARY

ADDRESS	1007 & 1013 Long Island Avenue Deer Park NY 11729
COUNTY	Suffolk
MARKET	Industrial
APN	0100-044-00-02-00-016-000

FINANCIAL SUMMARY

OFFERING PRICE	\$16,000,000
OCCUPANCY	100 %

Heavy Industrial For sale

- 2 Buildings On Site
- +/- 5.88 acres

Building # 1

- +/- 6,800 square feet on 3.30 acres
- 16' clear ceiling height
- 1 over-head door
- Small counter area and office

Building # 2

- 2-story building with +/- 2,100 square feet on 1st floor and +/- 750 square feet office space on the 2nd floor
- +/- 2.58 acres
- 21' clear ceiling height
- 2 Over-head doors

Location

- Easy truck and car access via Long Island Expressway Exit 52
Commack Road

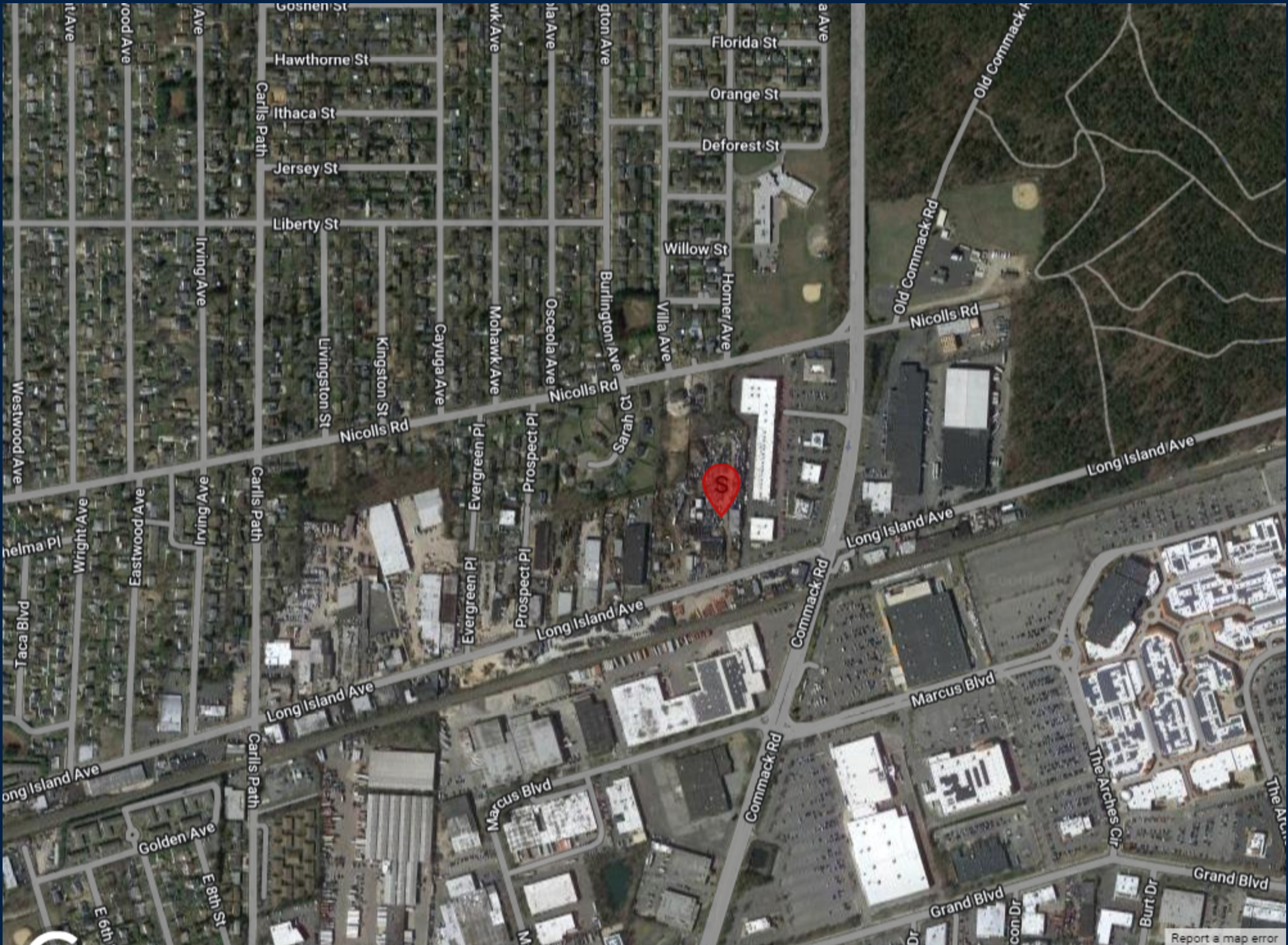




02

Property Description

Aerial Map
Parcel Map



10-26-96
09-10-97
03-15-02
03-18-04
08-04-04
06-16-05
02-02-07
09-03-08
11-21-08
02-09-11
07-09-12
12-02-15
02-29-16



Property or RW Line	Subdivision Lot No.	Block Line	School District Line	Hydrant District Line
Division Common Owner	Subdivision Book/Block No. (21)	Block No. (2)	Fire District Line	Refuse District Line
Subdivision Lot Line	Coast Dimension	County Line	Water District Line	Historical District Line
Stream / Shore	Scaled Dimension	Town Line	Light District Line	Ambulance District Line
Parcel No. 23	Coast Area 12.1 A(c) or 12.1 A	Village Line	Park District Line	Watermaster District Line
	Calculated Area 12.1 A(c)		Sewer District Line	

UNLESS SHOWN OTHERWISE ALL PROPERTIES ARE WITHIN THE FOLLOWING DISTRICTS:	
SCHOOL 7	SEWER
FIRE 14	HYDRANT
LIGHT 05	WATER
REFUSE	REFUSE
AMBULANCE	WATERMASTER

NOTICE
MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION OF ANY PORTION OF THE SUFFOLK COUNTY TAX MAP IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE REAL PROPERTY TAX SERVICE AGENCY.

COUNTY OF SUFFOLK
Real Property Tax Service Agency
County Center Riverhead, N.Y. 11901

SCALE IN FEET: 0 100 200

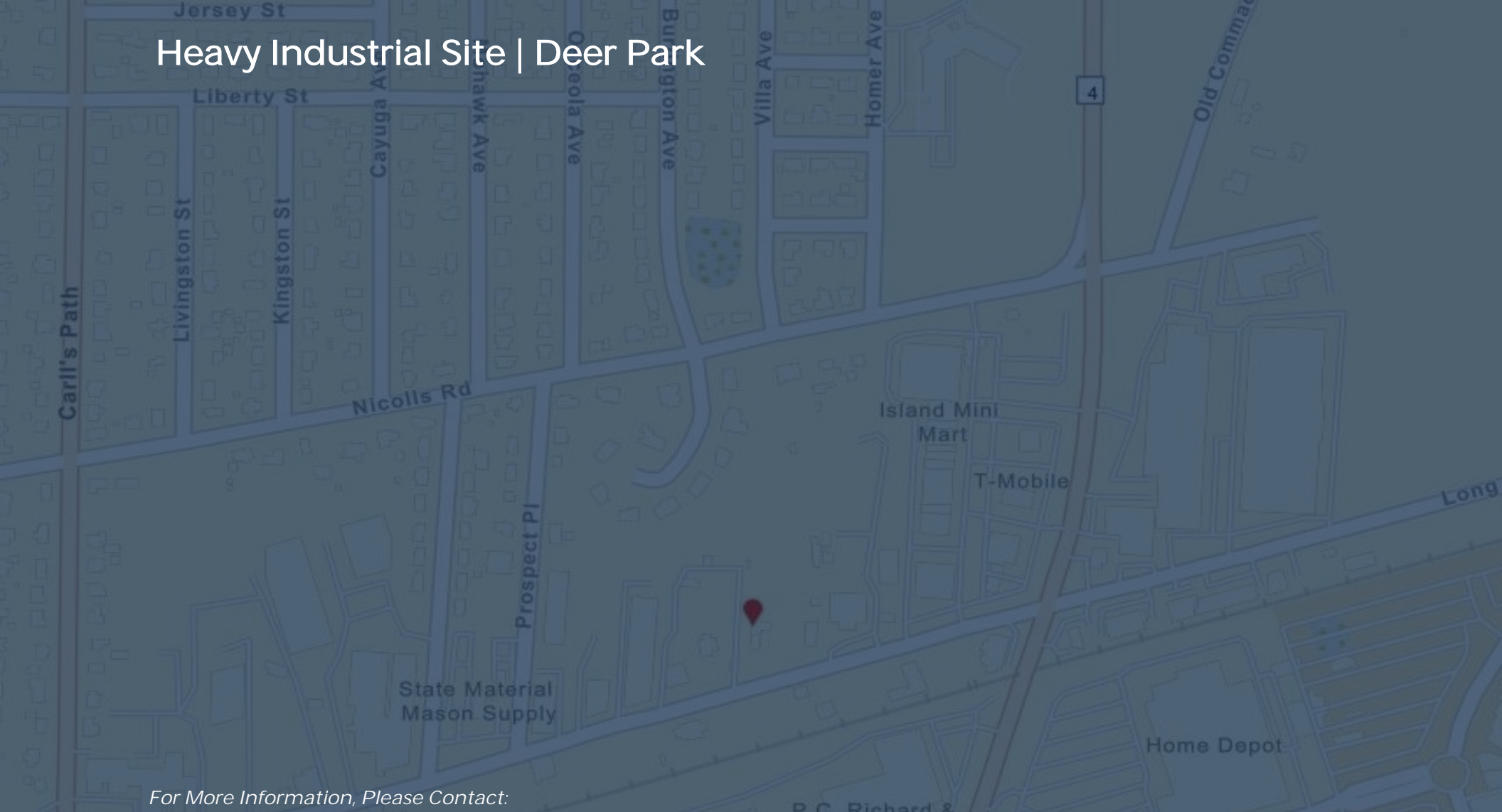
K	004	008	004
E	025	008	004
M	043	004	004
A	004	008	004
P	004	008	004

TOWN OF **BABYLON**
VILLAGE OF
DISTRICT NO **0100**

SECTION NO
044
PROPERTY MAP

CONVERSION DATE: Mar 11, 2016

Heavy Industrial Site | Deer Park



For More Information, Please Contact:



Tom Attivissimo, CCIM

Chief Executive Officer

(516) 606-6161

tomatti@greiner-maltzofli.com

GREINER-MALTZ
REAL ESTATE

Pet Supplies
Plus

Miller's A
House