

# 3665

Expressway Drive North  
Islandia, New York

Fully Leased Industrial Building For Sale  
Currently Occupied To National Tenant

Rare Size Availability

Excellent Location And Visibility

First Time Being Offered For Sale



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### Property Specifications

+/- 11,440 SF Warehouse  
 Two (2) Oversized Overhead Doors  
 One (1) General Delivery Roll-up Door  
 Private Septic waste water  
 Masonry and Steel Construction  
 Building Floor Area Ratio (FAR) is 32%

+/- 1.0 Acre Plot  
 +/- 2,860 SF Office  
 17' Clear Ceilings  
 Sprinklers  
 Gas Heat  
 200a Power

### Property Highlights

Built in 1985  
 Fully fenced loading and rear lot  
 Rare size availability for single tenant  
 Multi-directional loading/delivery capability  
 Directly adjacent to large municipal parking lot  
 HVAC in office (heated and cooled) and warehouse (heated)  
 Excellent location and visibility for Central Suffolk County  
 Long-term Single Tenant providing good income with options to renew  
 Side-road and rear access provides immediate E/W accessibility to the Long Island Expressway  
 Close proximity to Veterans Memorial Highway, Motor Parkway Suffolk Avenue and Terry Road  
 Incredible N/S-E/W accessibility with direct entrance to Long Island Expressway/Old Nichols Road  
 Adjacent to new retail – Starbucks, Verizon, BJ's and across the street from a mobil gas station

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RE TAXES: VILLAGE OF ISLANDIA: \$1,749.34 (2020) - \$0.12 PSF

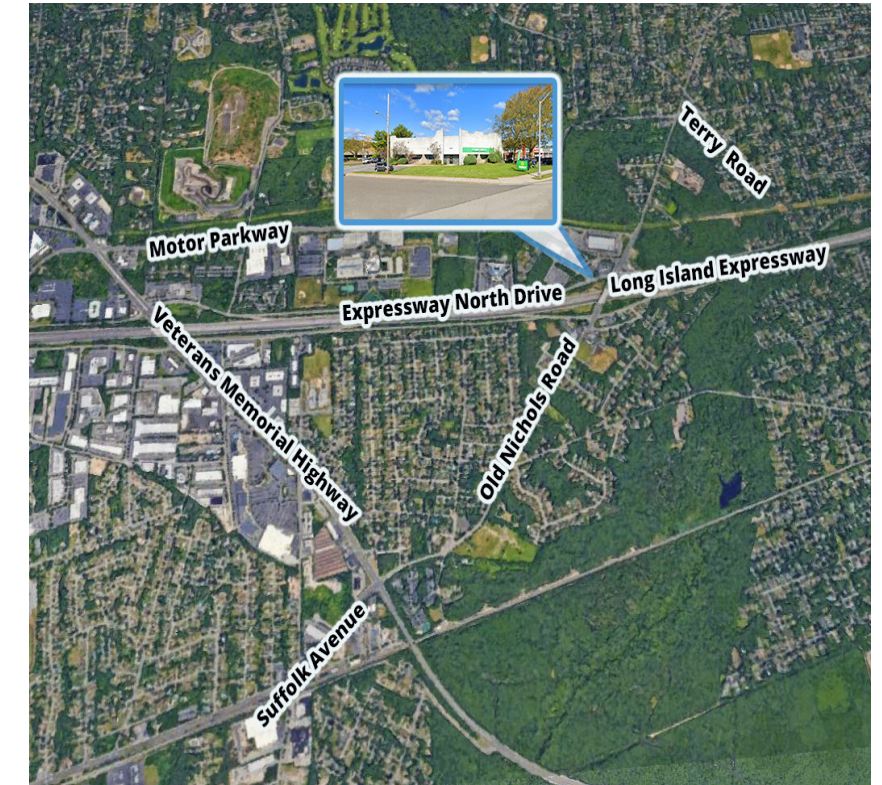
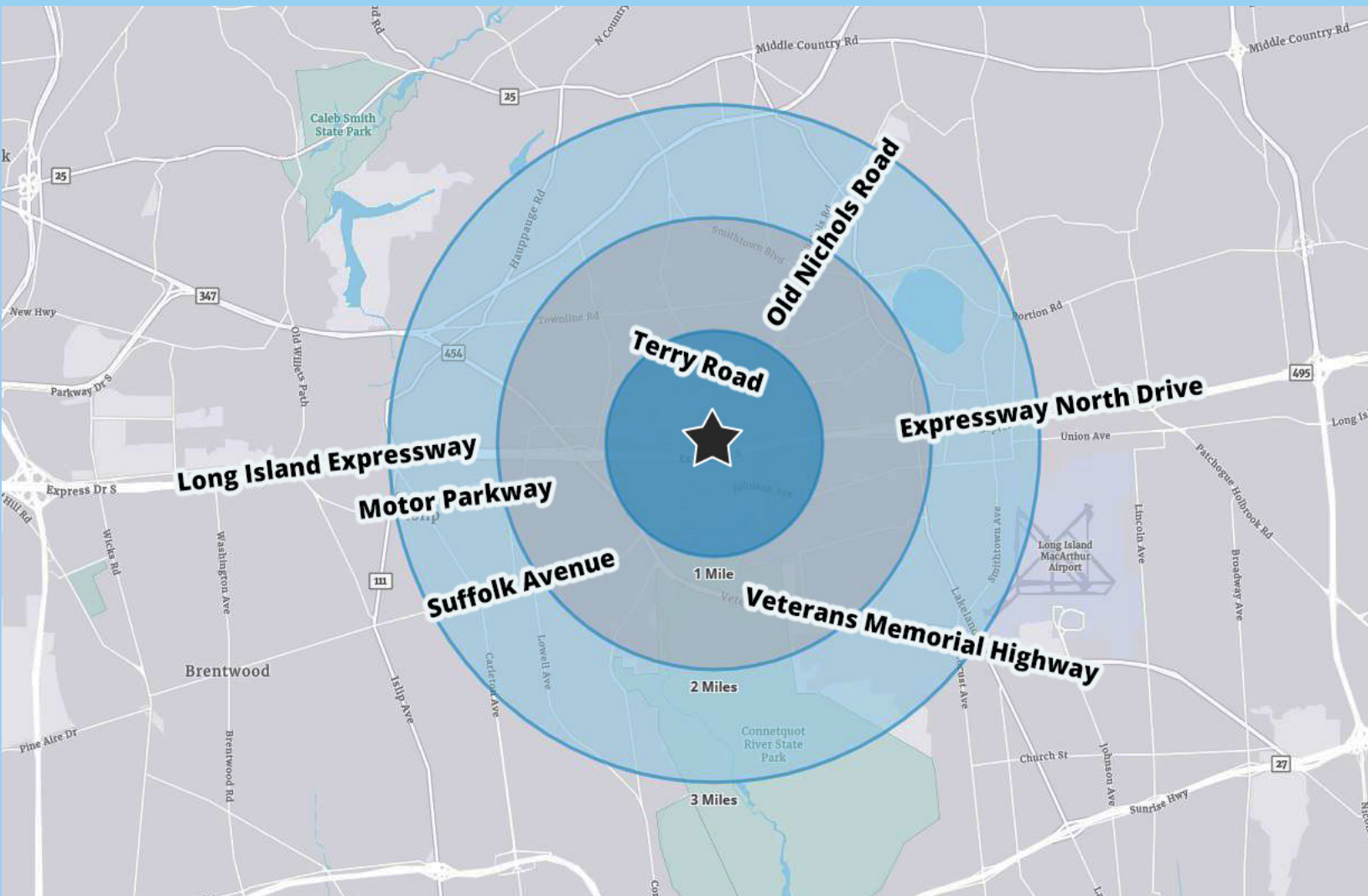
TOWN OF ISLIP: \$52,858.31 (2020) - \$3.70 PSF

ASKING SALE PRICE: **UPON REQUEST**



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## Expressway Drive North, Islandia, NY



### ACCESS ROADS:

OLD NICHOLS ROAD..... IMMEDIATE  
TERRY ROAD..... 2 MINUTES  
SUFFOLK AVENUE..... 3 MINUTES

### MAJOR ROADWAYS:

LONG ISLAND EXPRESSWAY..... IMMEDIATE  
MOTOR PARKWAY .....2 MINUTES  
VETERANS MEMORIAL HIGHWAY..... 3 MINUTES