

For Sale ~ Industrial Building

**53 Hanse Avenue**

Freeport, NY 11520

**METRO**  
REALTY SERVICES LLC

**Price Reduced**



Building Size: 8,035 sf  
Lot Size: 15,894 sf  
Office Size: 2,315 sf  
Warehouse: 5,720 sf  
Drive-ins: 3  
Ceiling Height: 28' 6" in 2,854 sf, 16' in 1,173 sf,  
10' in 1,693 sf  
Heat: Gas  
Power: 600 Amps (480 Volts)  
Sprinklered: Yes  
Sale Price: ~~\$2,200,000.00~~ \$1,950,000  
Taxes: \$54,949.02 (Includes Village)

Comments:

- ◆ Fenced Yard with Electric Gate
- ◆ Heavy Floor Load Concrete Mezzanine
- ◆ Freeport Electric
- ◆ Sewers
- ◆ Immaculate - Move-In Condition
- ◆ High Security Throughout

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

**Andrew B. Blumenthal, Licensed Real Estate Broker**  
Managing Partner  
(631) 770-0700 ext. 6363  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)

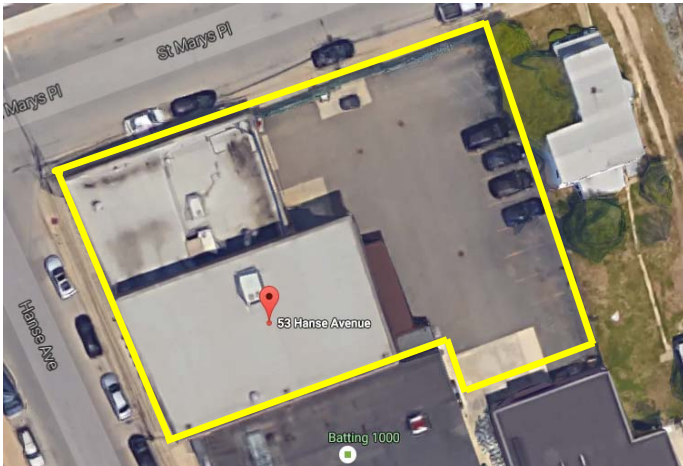
**Anthony Garistina, Licensed Real Estate Broker**  
Managing Partner  
(631) 770-0700 ext. 6366  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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