

# For Sale or Lease | Industrial

## 79 Cedarhurst Ave, Medford, NY 11763

**MAJOR PRICE REDUCTION!!!**

**READY FOR A DEAL!!!**



Building Size: 6,000 sf ±  
Lot Size: 1.25 acres ±  
Offices: 50% ±  
Ceiling Height: 12' ±  
Loading: 1 Drive-in Door  
Heat: Two 10-ton Heat Pump Units  
Power: ± 400 Amps

- Town of Brookhaven L1
- Section 574 | Block 3 | Lot 28
- Was Used for Outdoor Storage
- Huge Fenced Yard with Cameras
- Previously had 1 loading dock that can be opened back up.

Asking Sale Price: ~~\$ 2,500,000.00~~ ~~\$ 2,475,000.00~~ **\$2,200,000**

Lease Price: (Opt 1): ~~\$16,500.00~~ **\$15,500.00** / month gross for 6,000 sf on 1.25 acres  
(Opt 2): ~~\$10,500.00~~ **\$9,500.00** / month gross for 6,000 sf on ± .75 acres  
**(Opt 3): \$7,000.00 / month gross for 6,000 sf on ± .33 acres**

Taxes: \$15,216.60 / year ±

# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### Exclusive Agent:

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner

Cell: [\(516\) 456-0108](tel:5164560108)

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



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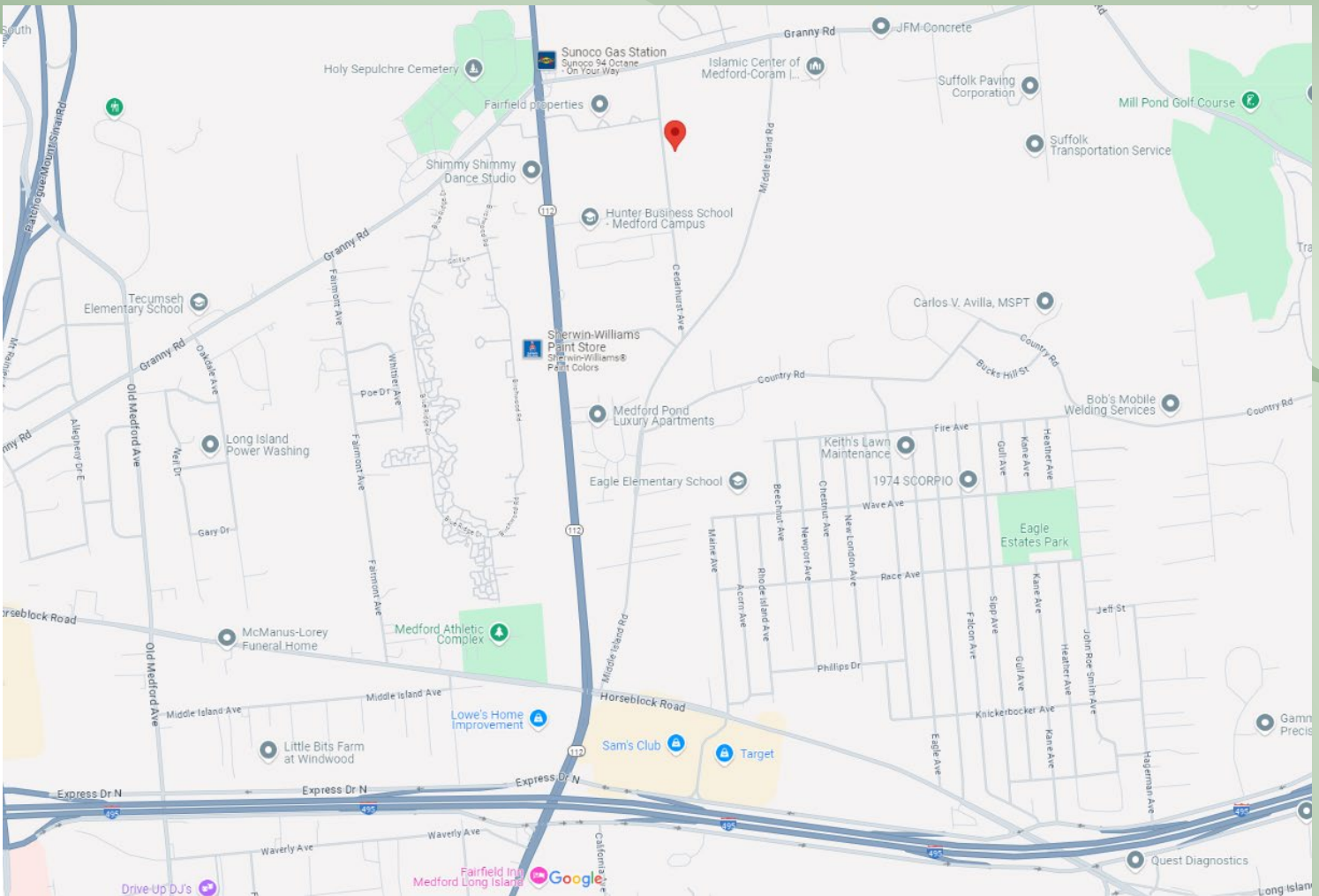
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4/24/2025



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