

For Sale | Industrial (User-Investor)

87 E Jefryn Blvd, Deer Park, NY



Building Size: 15,010 sf ±
Lot Size: 1.00 acre
Offices: 15 % ±
R&D: 20 % ±
Ceiling Height: 14' ±
Drive-Ins: 3
Docks: 1
Heat: Gas
A/C: 50%
Power: 800 amps
Built: 1979
Township: Town of Babylon
Zoned: GA - Industry (Light)

Sale Price: \$ 4,052,700.00 (\$270.00 psf)
Taxes: \$ 57,024.62 / year ± (\$3.80 psf)
IDA Tax Abatement Possible

- Divisible with 3 electrical meters & 2 gas services.
- Sec 67, Block 1, Lot 24.057
- Roughly 50% available for user. Space ideal for R&D or Lab. Fully A/C
- Tenant in 50% with ½ the yard.
 - Pays \$10,300 / month gross
 - 3% increases
 - Pays \$535 / month CAM
 - Expires 5/31/26
- Fully Gated & Fenced Lot
- Security & Cameras Throughout

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
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Managing Partner

Direct: (631) 391-6359

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Exclusive Agent:

Andrew Blumenthal
Licensed Real Estate Broker
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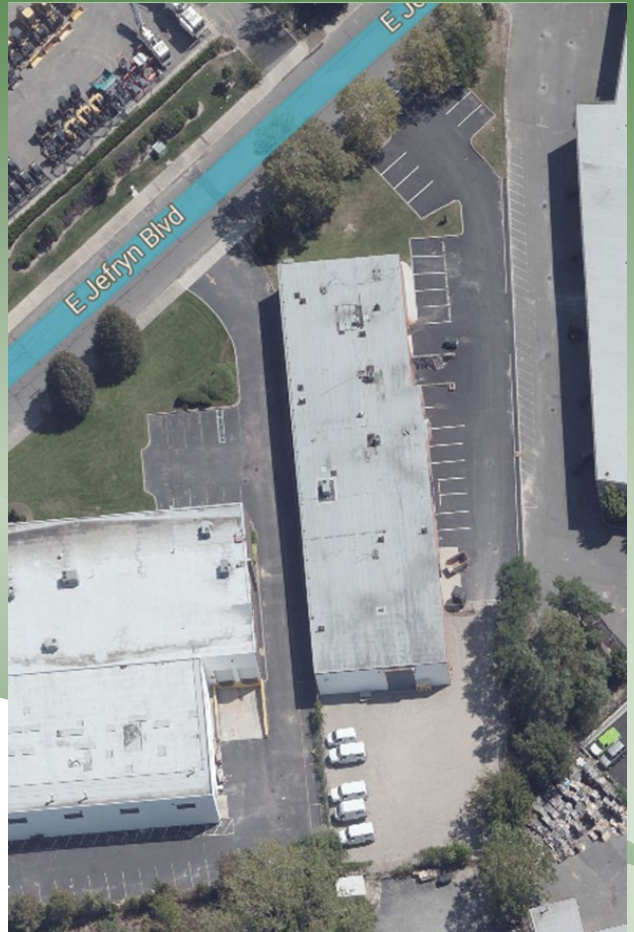
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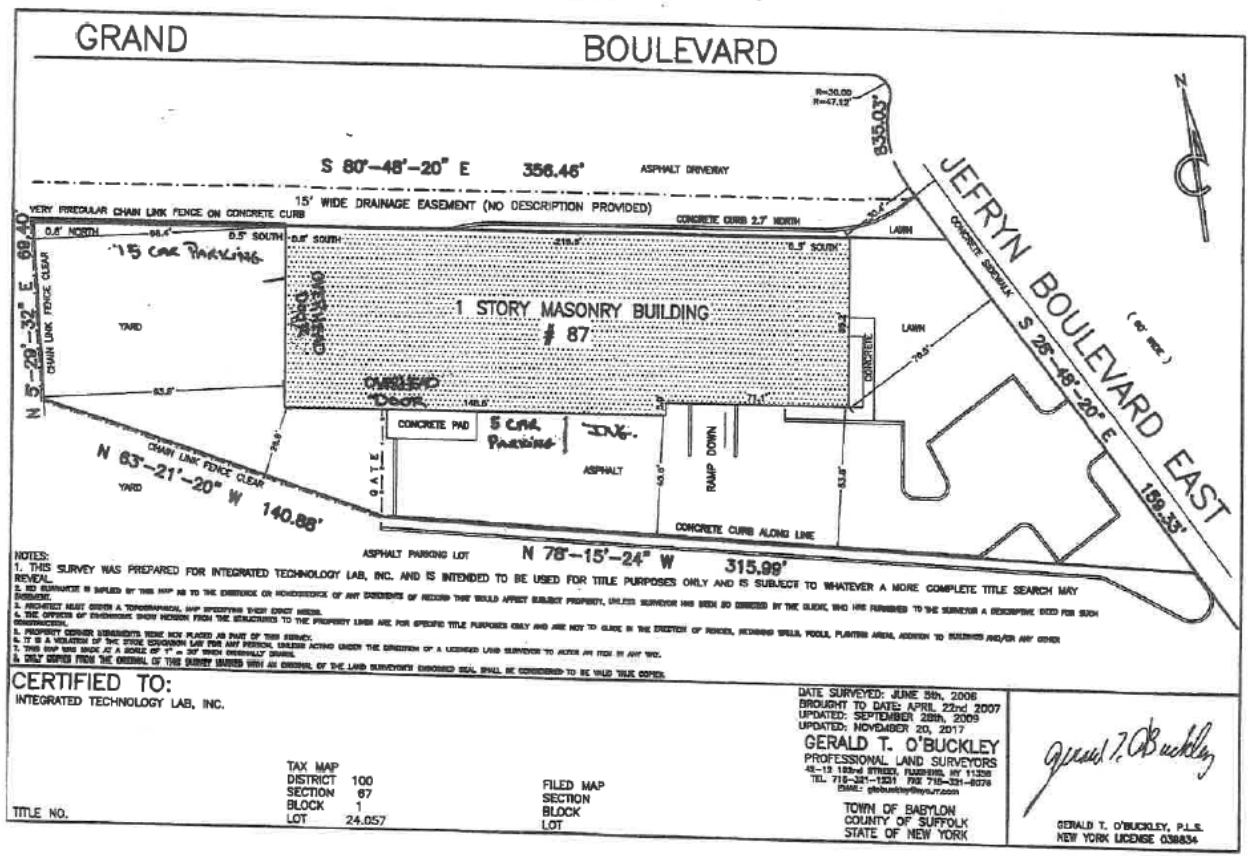
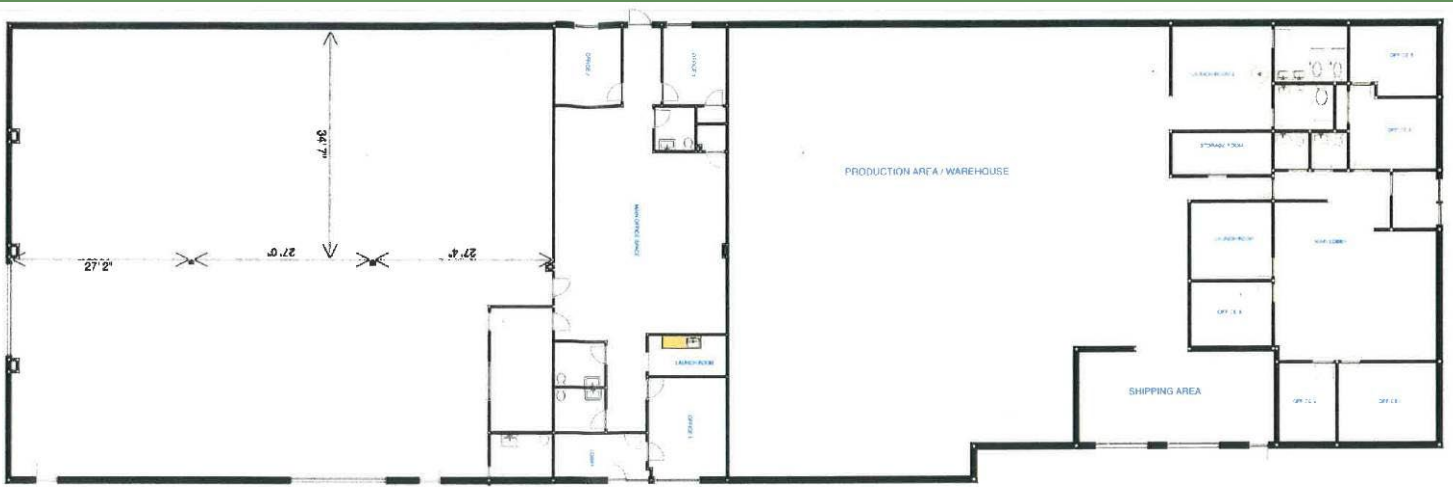
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