

## INDUSTRIAL BUILDING FOR SALE

# 191 HANSE AVENUE FREEPORT, NY



### BUILDING SPECIFICATIONS:

<b>Building Size:</b>	+/- 40,100 SF
<b>Office Space:</b>	+/- 5,000 SF
<b>Plot:</b>	+/- 1.30 Acres
<b>Loading:</b>	2 Docks, 3 Drive-Ins
<b>Ceiling Ht.:</b>	+/- 14'6"
<b>Power:</b>	1200 Amps
<b><u>Real Estate Taxes:</u></b>	\$138,000.00 (\$3.44 PSF) (2009/2010)
<b><u>Sale Price:</u></b>	\$3,969,800.00 (\$99.00 PSF)

### COMMENTS:

- New Offices & Bathrooms
- New Lighting
- New Roof
- New Stucco Facade
- Sprinklers
- Section 62, Block 230, Lot 86 & 93

### EXCLUSIVE AGENT:

**LEE SPELLMAN** | Director

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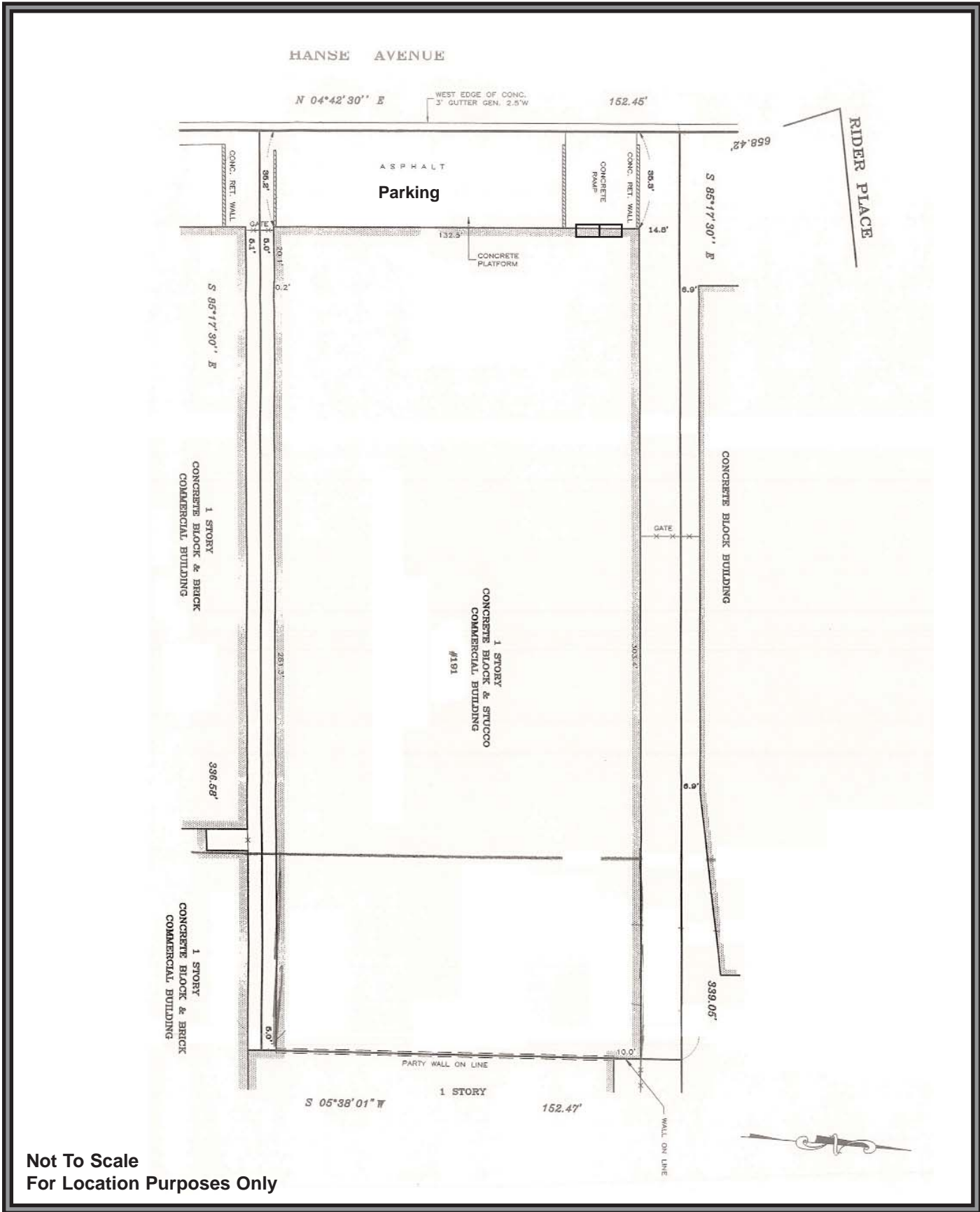
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**SITE PLAN:**



**Not To Scale  
For Location Purposes Only**

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