



Industrial Property For Sale Or Lease, Available: 20,000 sq. ft.
305 Suburban Ave, Deer Park



Specifications:

Building Size: 20,000 sq. ft.
Lot Size: 1.10 Acres
Office Space: 3,500 sq. ft.
Ceiling Height: 16.0'
Loading: 1 Dock(s), 3 Drive-in(s)
Power: 2,000 + 1,600 amps
A/C: Full A/C
Parking: 48

Pricing and Timing:

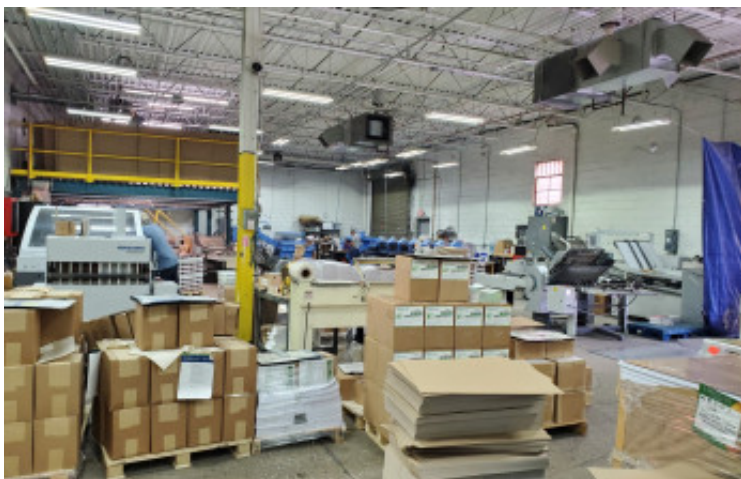
Occupancy: March 2025
Sale Price: Call for Price
Lease Price: \$12.50/sq. ft. Net
Taxes: \$49,441.00
(\$2.47/sq. ft.)

* IDA Tax Benefits Possible *

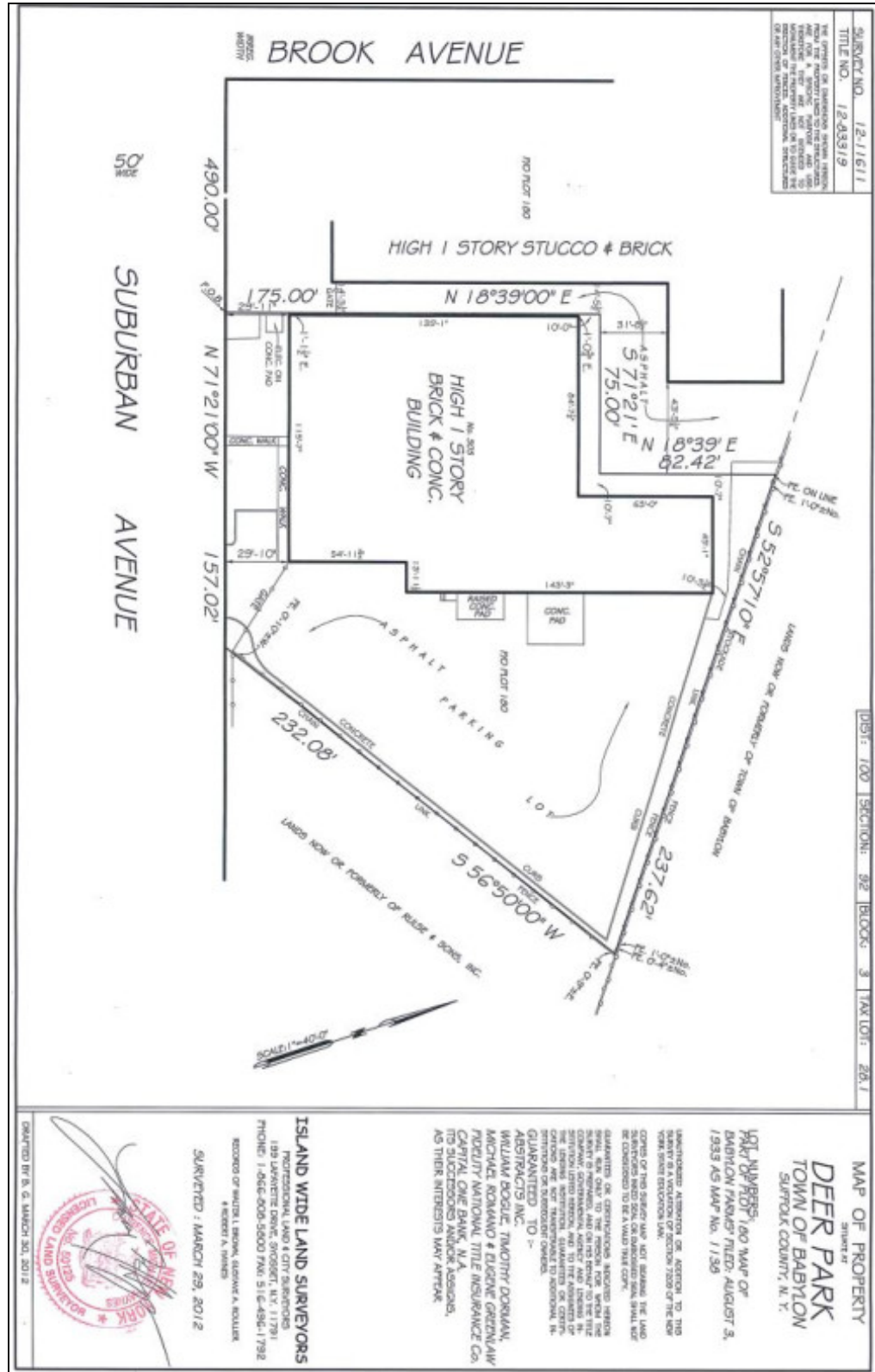
20,000sf building with over an acre of land and ample parking • Fully air conditioned • Heavy power with two electrical services at 2000 + 1600 amps

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