

## **FOR SALE (INDUSTRIAL/WAREHOUSE)**

**67 N Prospect Ave, Lynbrook NY 11563**



### **Overview:**

The property, situated on a half-acre lot, consists of a 13,600 SF building with onsite parking for approximately 35 vehicles. The building is currently divided into 4 rental units of approximately 5,000 SF, 3,800SF, 3,700 SF (plus second floor offices) and 1,200 SF or, can be a single 13,600 SF space. This very clean and well-kept building has gone through several renovations and improvements such as a new roof, new HVAC systems, foam insulation, and new offices! Located just off Merrick Road and only 1/3 mile from Sunrise Highway, this Industrial/Warehouse building is conveniently located to all major routes allowing quick access to all Boroughs, as well as, Nassau and Suffolk counties.

### **FOR MORE INFORMATION, PLEASE CONTACT:**

**MICHAEL DIBELLA**  
(516) 997-0100 EXT.319 (OFFICE)  
(516) 864-6759 (CELL)  
[mdibella@pliskinrealty.com](mailto:mdibella@pliskinrealty.com)

### **Key Considerations**

- Quick access to all boroughs as well as Nassau and Suffolk Counties
- Major renovations and improvements already done
- Heavy Amps
- Clean well-kept building
- Onsite parking for 35 vehicles!
- Outstanding for User/Investor