

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

45 ST JOHNS PLACE

FREEPORT, NY

FOR SALE | 8,780 SF INDUSTRIAL WAREHOUSE





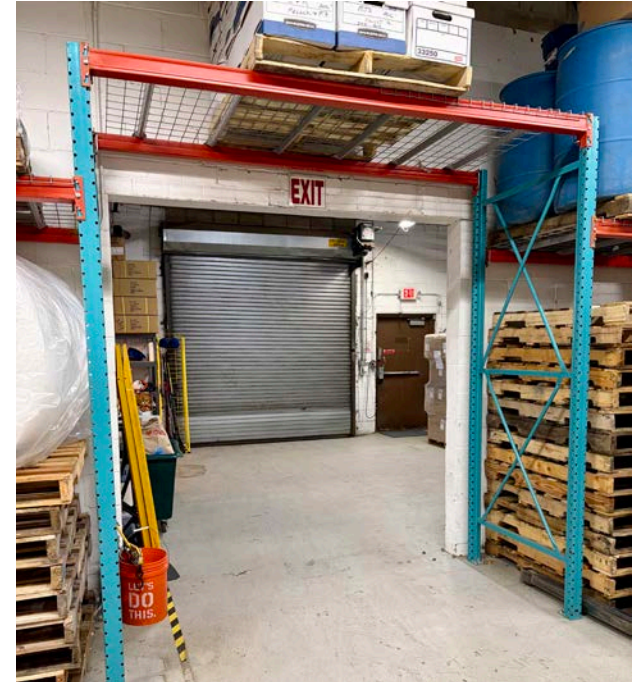
PROPERTY OVERVIEW

BUILDING SIZE:	± 8,780 SF
OFFICE SF:	± 900 SF
PLOT SIZE:	± 0.34 AC
CEILING HEIGHT:	13' Clear
DRIVE-INS:	1 Drive-In
PARKING:	10 Car Stalls
POWER:	600 Amps 280V 3 Phase
HEAT:	Gas
REAL ESTATE TAXES:	\$28,223.60 per Annum. or \$3.21 PSF
SALE PRICE:	Upon Request

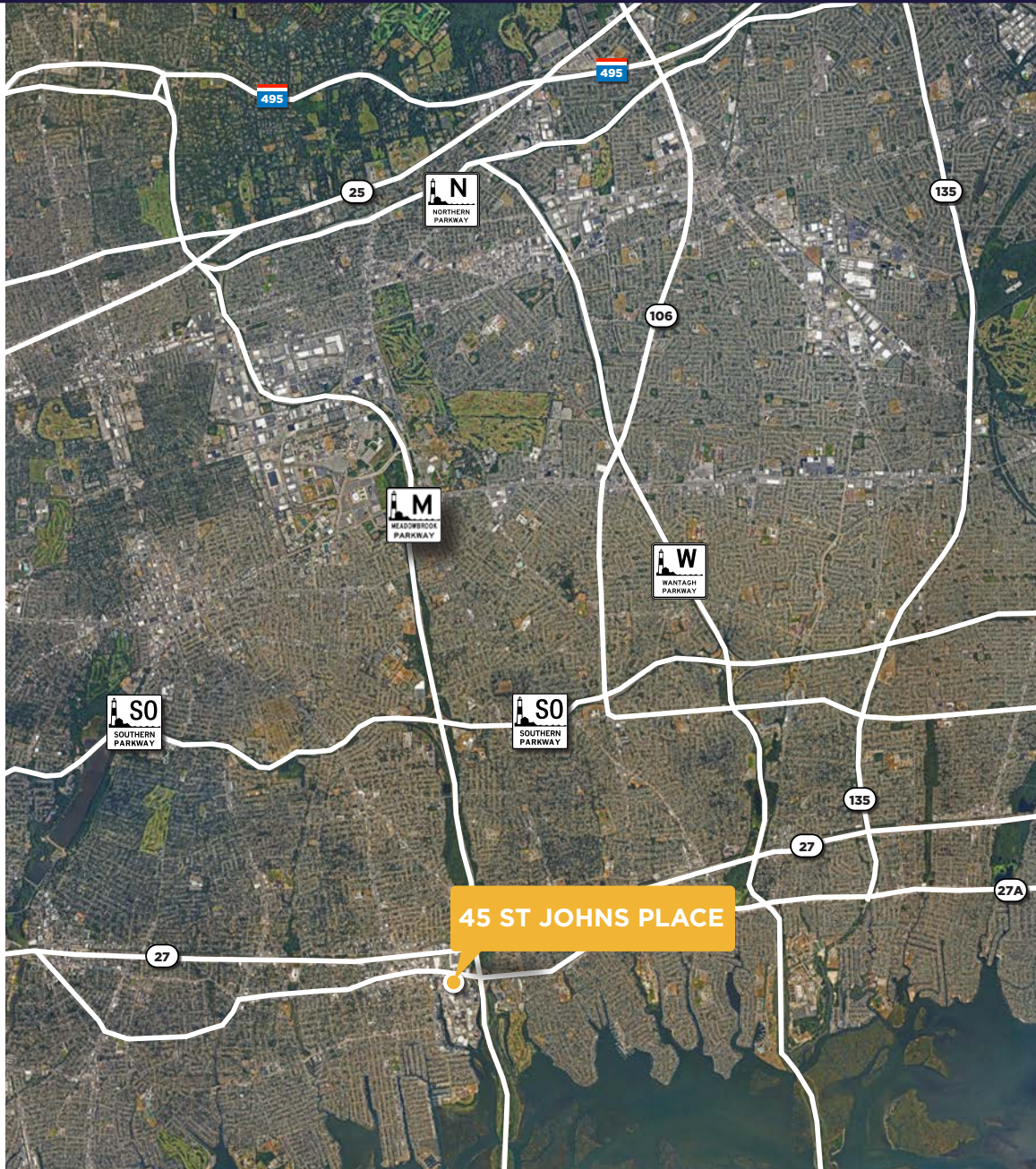
PROPERTY HIGHLIGHTS

- Fully air-conditioned facility
- Low-cost Freeport power
- Building in excellent condition
- Electric well distributed throughout
- Across from large municipal parking lot
- Resurfaced parking lot in 2022

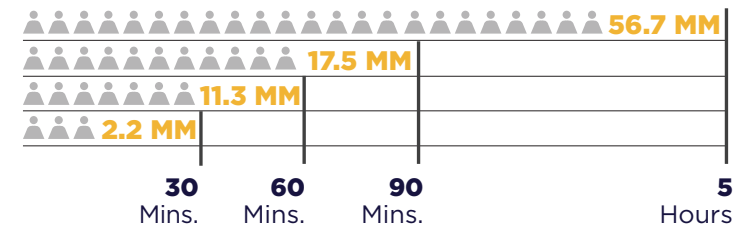
PHOTOS



HIGHLY CONNECTED & ACCESSIBLE



Drive Time Populations



Drive Times

Long Island Railroad's Freeport Station	0.3 Mile
Long Island Expressway/Interstate 495	11.8 miles
Queens	13.2 Miles
John F. Kennedy Airport	16.2 miles
Brooklyn	20 Miles
LaGuardia Airport	26 Miles
Manhattan	30.5 Miles
Port Newark-Elizabeth Marine Terminal	50.2 Miles

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM EXCLUSIVE LISTING

INDUSTRIAL WAREHOUSE FOR SALE



CONTACT

NICK GALLIPOLLI
Managing Director
+1 631 425 1217
NickG@cushwake.com

DAVID FRATTAROLI
Senior Associate
+1 516 859 6396
david.frattaroli@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

