

**20,000 SF Investment Sale**  
**Available For Sale**



**305 Suburban Ave, Deer Park**



**Property Specifications:**

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Size:       | 1.10 Acres                                             |
| Building Size:  | 20,000 SF                                              |
| Office Space:   | ± 3,000 SF                                             |
| Ceiling Height: | 16.0'                                                  |
| Loading:        | 1 Loading Dock<br>3 Drive-in Doors                     |
| Power:          | 2000 Amps @208v<br>1600 Amps @480v                     |
| Utilities:      | Gas heat<br>Fully sprinklered<br>Fully air conditioned |
| Built:          | 1969                                                   |
| Township:       | Town of Babylon                                        |
| Zoning:         | Industrial G                                           |

**Pricing and Timing:**

|                                                                             |                              |
|-----------------------------------------------------------------------------|------------------------------|
| Sale Price:                                                                 | \$4,500,000                  |
| Taxes:                                                                      | ± \$55,000 (To be confirmed) |
| <i>Occupied by a single tenant through May 2030 with a Triple Net Lease</i> |                              |

**As of October 2026:**

- \$12.35/SF NNN Rent
- 3% Annual Increases
- 3.5 Years remaining on the lease

