6000 New Horizons Blvd
Amityville, NY 11701

+/- 24,000 sqft WAREHOUSE / FLEX BUILDING FOR SALE

Suffolk Industrial Properties

Michael Freedberg
Suffolk Industrial Properties, LLC
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(646) 623-5242

PROPERTY OVERVIEW

Suffolk Industrial Properties

6000 New Horizons Blvd is located in the prestigious New Horizons Industrial Park in Amityville. It is located South of rt 109 Between New Highway and Wellwood Ave, LIE Exit 49.

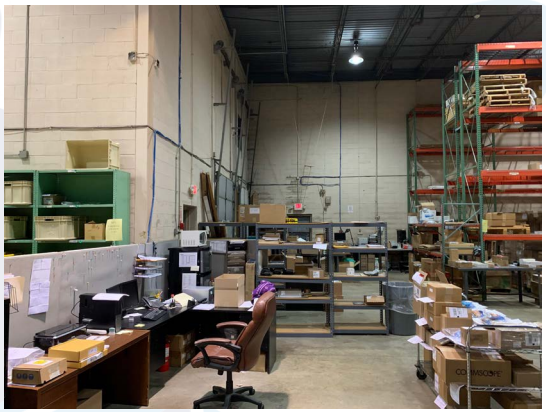
+/- 20,000 Footprint with +/- 4,000 sqft second floor office. Ceiling height in the Warehouse is 24'.

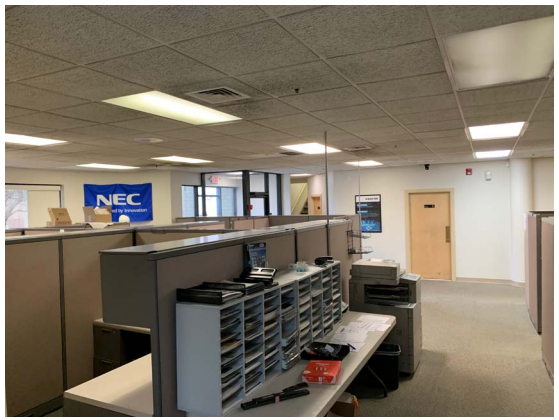
If 2nd floor office is removed, there is 16,000 sqft of 24' warehouse space.

HIGHLIGHTS

- Total Property Size +/- 2 Acres
- Zoning G
- Ceiling Height 24' in Warehouse
- Fire Sprinklers
- Parking 98
- Connected to Sewers
- 2 Loading Docks 1 Drive in Door
- 2nd Floor: 4,000 sqft
- Full A/C in Warehouse

- Taxes $85,226
- **Sale Price $3,900,000**





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PROPERTY AERIAL

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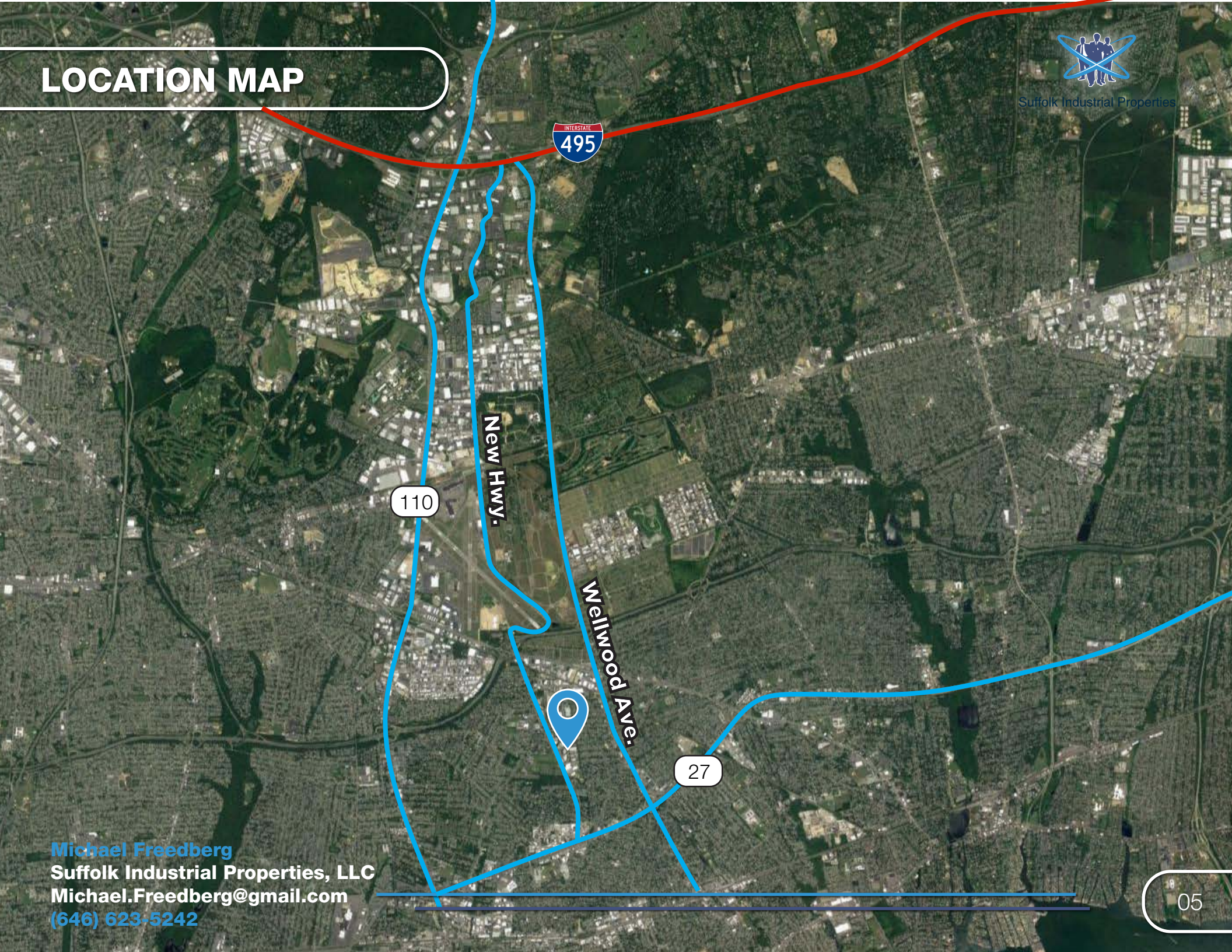
LOCATION MAP



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BUILDING SITE PLAN

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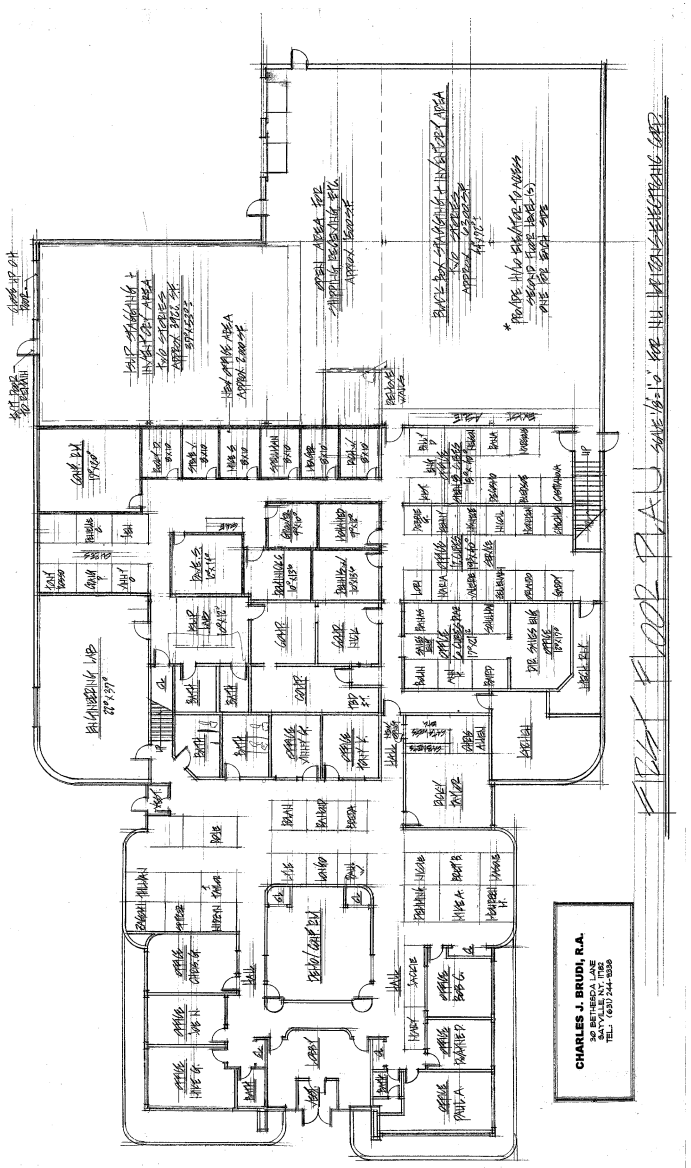

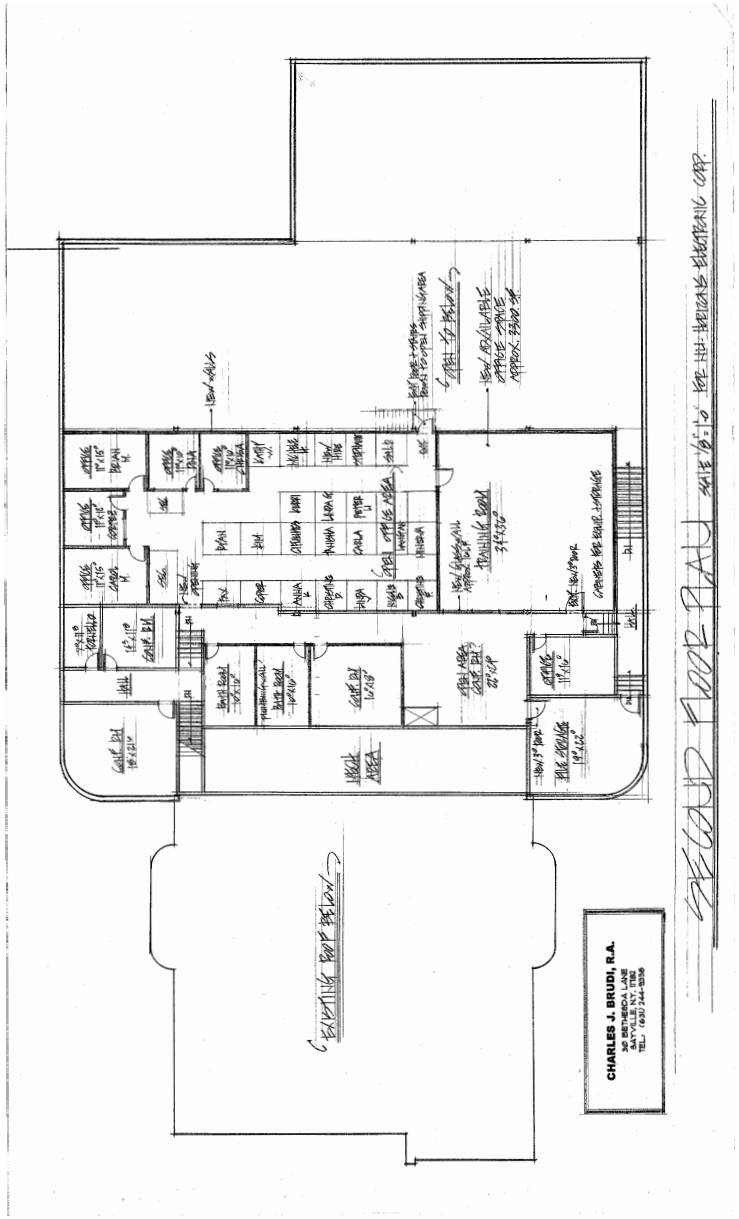

All information is subject to errors, omissions, modification and withdrawal. Measurements may be estimates and information shown should not be relied upon without independent verification. Architectural drawings are proposals only and some items will not be delivered as drawn. Building will be delivered as is.

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CONFIDENTIALITY AGREEMENT

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 6000 New Horizons Blvd. (the "Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Suffolk Industrial Properties, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Suffolk Industrial Properties, LLC, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Suffolk Industrial Properties, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Suffolk Industrial Properties, LLC.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Suffolk Industrial Properties, LLC.

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