

41,230 SF of Industrial Building for Sale 66-70 Randall Ave, Rockville Centre, NY 11570



PROPERTY HIGHLIGHTS:

Sale price: \$12,750,000, Price/SF: \$309.24/SF.

Building: total square footage 41,230; Ceiling Height: 8'-14'; 2 stories; Year Built: 1963.

Land: Acres 0.522; Lot Dimension 62' x 125'; Zoning: Business A.

Located in downtown. Across street to Home Goods Center. Next to LIRR Train Station. The building has air right 36 feet or 3 stories; it can be delivered vacant.

2 interior loading docks; one of them is connected a freight elevator for 2nd floor space use. 1 drive-in bay.

Last year rental income \$603,170; 3% annual rental escalations. 2023 taxes: \$108,339.

Use: service, training, contractor, factory, R&D, storage/distribution center, assembly/process center.

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