

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM SALE OPPORTUNITY

939 WADING RIVER MANOR ROAD

MANORVILLE, NEW YORK



10,050 SF FREESTANDING INDUSTRIAL WAREHOUSE | FOR SALE

PROPERTY OVERVIEW

Building Size:	± 10,050 SF
Office Area:	± 1,200 SF
Year Built:	1982
Site Area:	1.33 Acres
Clear Height:	14' - 16' Clear
Drive-Ins:	Two (2)
Parking:	32 Spaces
Power:	1,200 Amps @208 Volts (3 Phase)
Use:	Light Manufacturing
Real Estate Taxes:	\$21,663.78 (per annum.)
Sale Price:	\$1,900,000

Property Highlights:

- Freestanding Building
- Ample Parking
- Building Sits On Oversized Parcel Of Land
- Excellent Opportunity To Service The North Fork And The Hamptons
- Proximity To The Long Island Expressway

** Site Visits by Appointment Only. Please Do Not Disturb Current Occupier**





LOCATION OVERVIEW



POPULATION DENSITY / CONSUMERS

37,593

Consumers In A 5 Mile Radius

477.8

Population Density Per Sq. Mi.

\$137,049

AHHI In 5 Mile Radius



Eastern Suffolk County Location Easily Accessible To The Long Island Expressway, Brookhaven National Lab, and Calverton Executive Airpark



3.15 Miles From The Long Island Expressway Exit 69



37,593 Residents Within A 5-Mile Radius And An AHHI Of \$137,049



0.56 Miles from Calverton Executive Airpark

DRIVE DISTANCE POPULATIONS

566 | 1 Mile

8,341 | 3 Miles

37,593 | 5 Miles



FOR MORE INFORMATION,
CONTACT:

FRANK FRIZALONE, SIOR
+1 631 425 1242
Frank.Frizalone@cushwake.com

AUSTIN FITZPATRICK
+1 631 546 5865
Austin.Fitzpatrick@cushwake.com

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



PROPERTY WEBSITE

