



**Kalmon Dolgin**  
AFFILIATES INC.

**71**

**East Industry Court  
Deer Park, NY 11729**

**One Story Building for Sale  
Asking \$350 PSF**



**Kalmon Dolgin Affiliates exclusively presents for sale or lease this 47,000 SF building on 2.36 acre of land in Deer Park, NY. This one story building has one drive in and five loading docks, 14' Ceilings, and parking is perfect for manufacturing or industrial facilities or warehouse space.**

## PROPERTY HIGHLIGHTS

<b>47,000 sf Building</b>	<b>M1-1 Zoning</b>
<b>2.36 Acre Plot</b>	<b>Parking Area</b>
<b>14' Ceiling Height</b>	<b>Heavy Utilities</b>
<b>4 Drive ins &amp; 2 Loading Docks</b>	<b>Sprinkler System</b>
<b>Vacant Lot Available</b>	<b>Great for Office or Show room</b>

**EXCLUSIVE BROKER  
LINDA WONG  
LICENSED REAL ESTATE  
ASSOCIATE BROKER  
917-295-3556 (MOBILE)  
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