



For sale or lease

225 Buffalo Avenue, Freeport, NY
43,000 SF industrial building on 1.37 acres



Property specifications

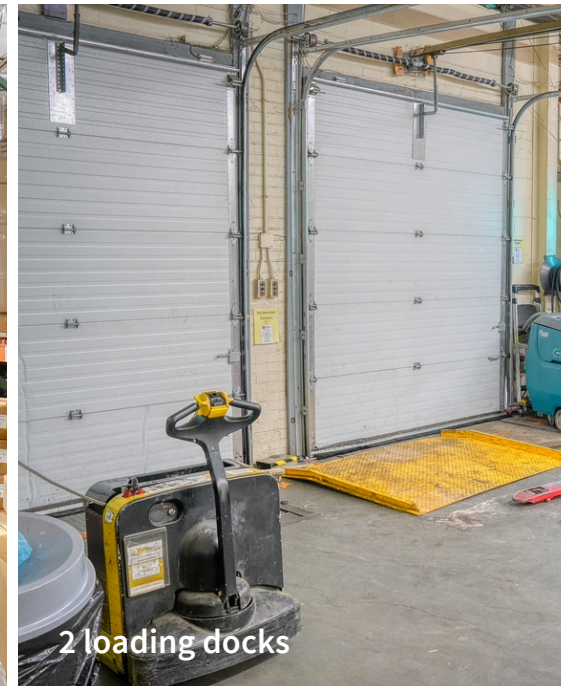
Building size:	± 43,000 SF
Plot size:	± 1.37 acres
Office:	± 3,500 SF
Ceiling height:	14' - 14'6" clear
HVAC:	Fully air-conditioned, gas heat
Loading docks:	2
Drive-ins:	2
Power:	1,200 amps
Sprinklers:	Fully sprinklered
Sewers:	Yes
Real estate taxes:	\$112,833 (\$2.62 PSF), inclusive of School, General and Village taxes
Comments:	<ul style="list-style-type: none">• Currently operating as an FDA approved food production facility• 750 SF freezer included• Compressed air and water distribution• Freeport electric rate 43% lower than PSEG



Production area

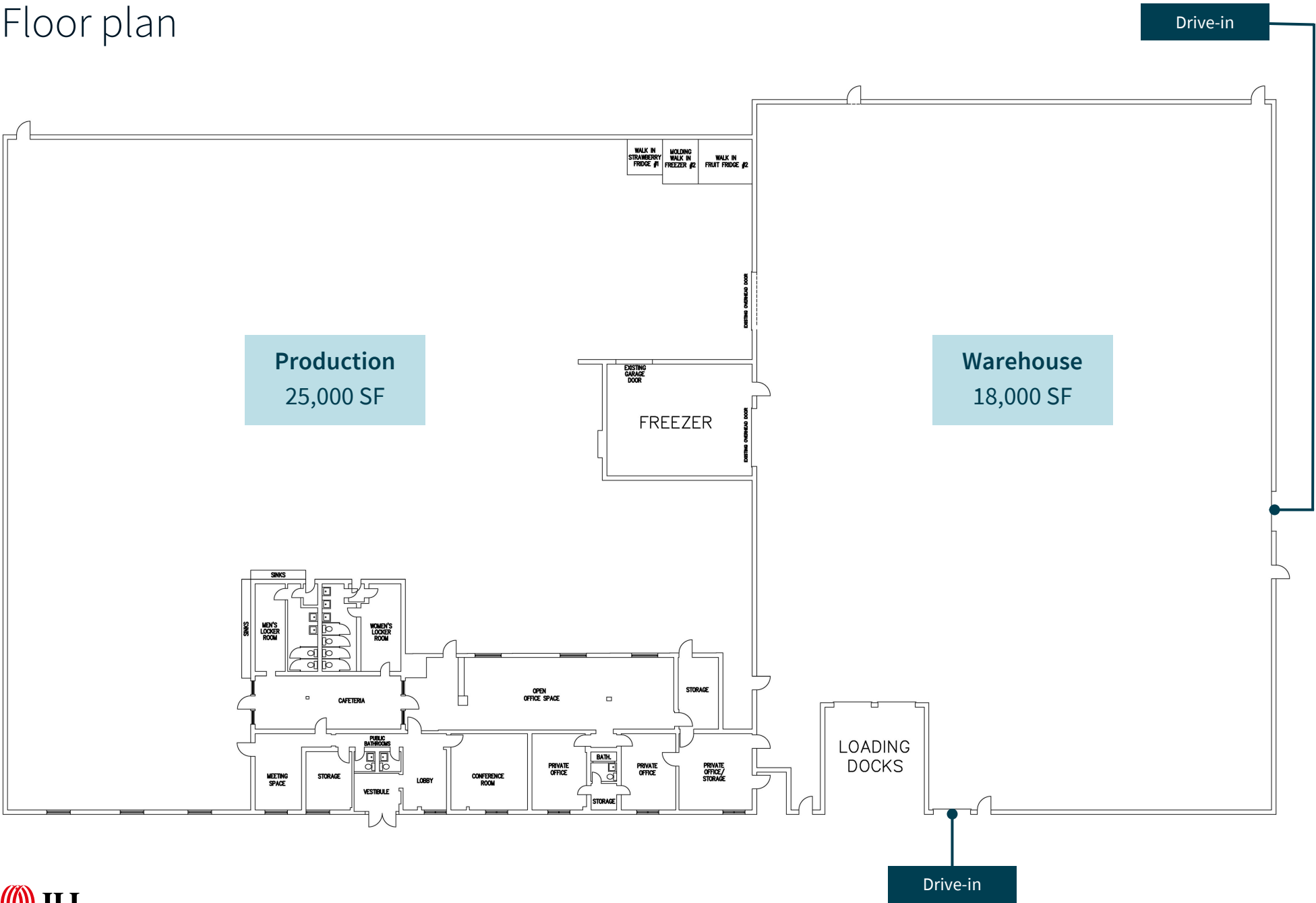


Warehouse area



2 loading docks

Floor plan





Location



Key distances

0.7 miles

to Sunrise Highway

1.7 miles

to LIRR - Freeport

10.9 miles

to Queens

0.8 miles

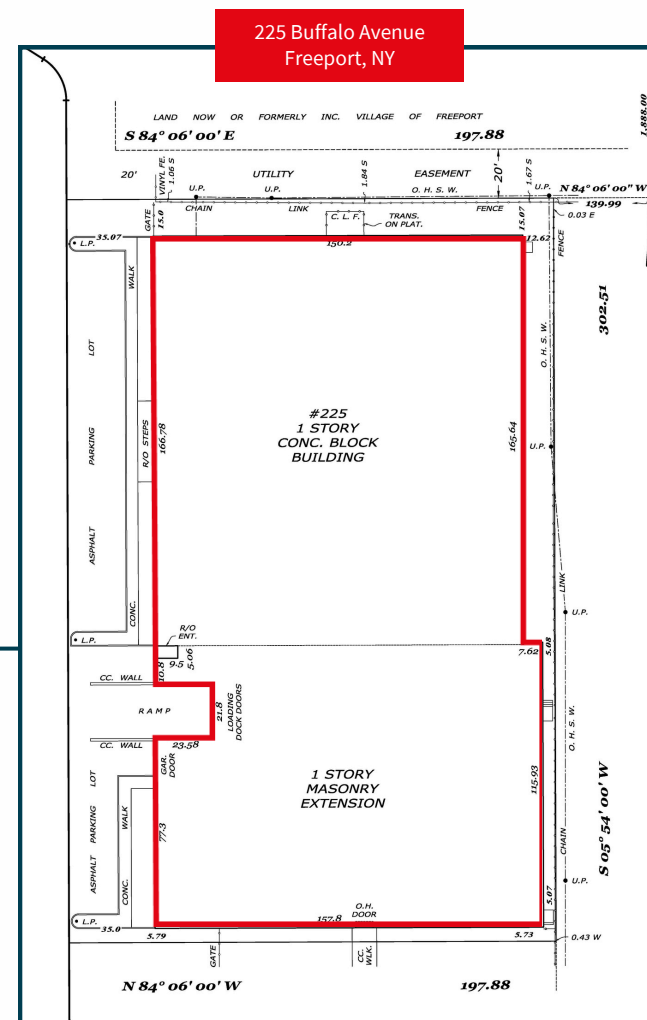
to Meadowbrook State Pkwy

4.7 miles

to NY Route 135

15.2 miles

to JFK Airport



Exclusive agents

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