




For sale

99 Cottage Place
Mineola, NY

 **JLL** SEE A BRIGHTER WAY

Property specifications

Building details

- $\pm 13,000$ SF
- ± 0.77 acre lot
- 17' - 20' clear height
- 2 interior loading docks (can be expanded to 4)
- $\pm 2,000$ SF of offices
- Gas heat

Price

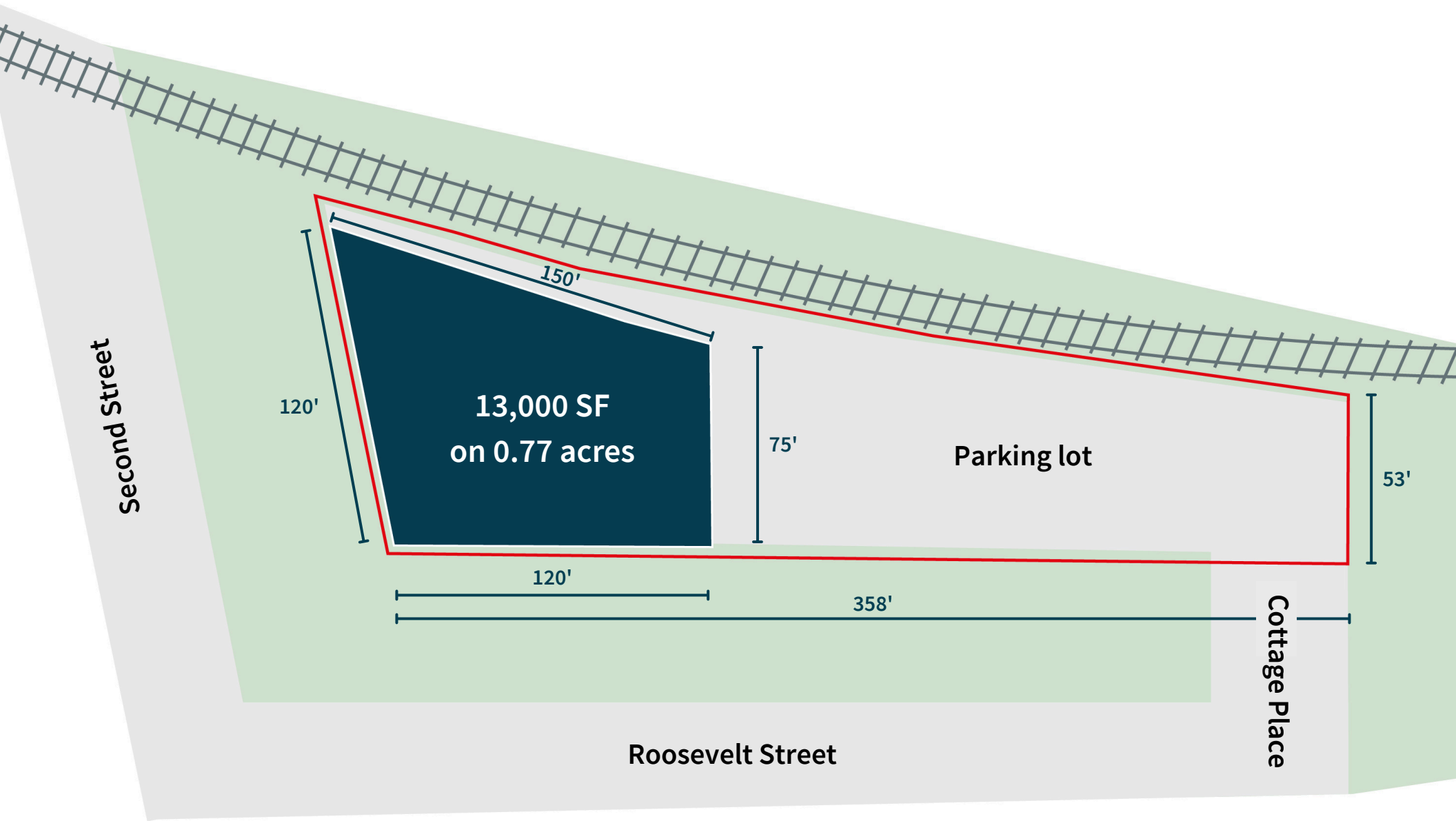
- \$4,600,000
- $\pm \$44,000$ taxes (includes school, general, and village taxes)

Comments

- 0.5 miles from Mineola LIRR, an 8 minute walk
- Clean building
- 20' clear in interior loading dock area
- Large fenced lot with exterior lighting



Site plan





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