



We are pleased to announce our appointment as Exclusive agent
for the lease or sale of the following property:

248 Buffalo Avenue, Freeport



- 14,945 sq. ft. building
- 28,175 sq. ft. lot (.65 acres)
- 1,500+/- sq. ft. office space
- 12' 4"+/- clear ceiling
- 1 Loading dock; 1 Drive-in
- Gas heat
- 600 amps
- Taxes \$51,282

Five year old roof with 15 year warranty
5,500+/- sq. ft. fenced rear yard for parking/storage
Low cost Freeport Electric
Ideal manufacturing or warehousing facility

Lease asking \$12.95 sq. ft. gross

Sale asking \$2,595,000

For more information:

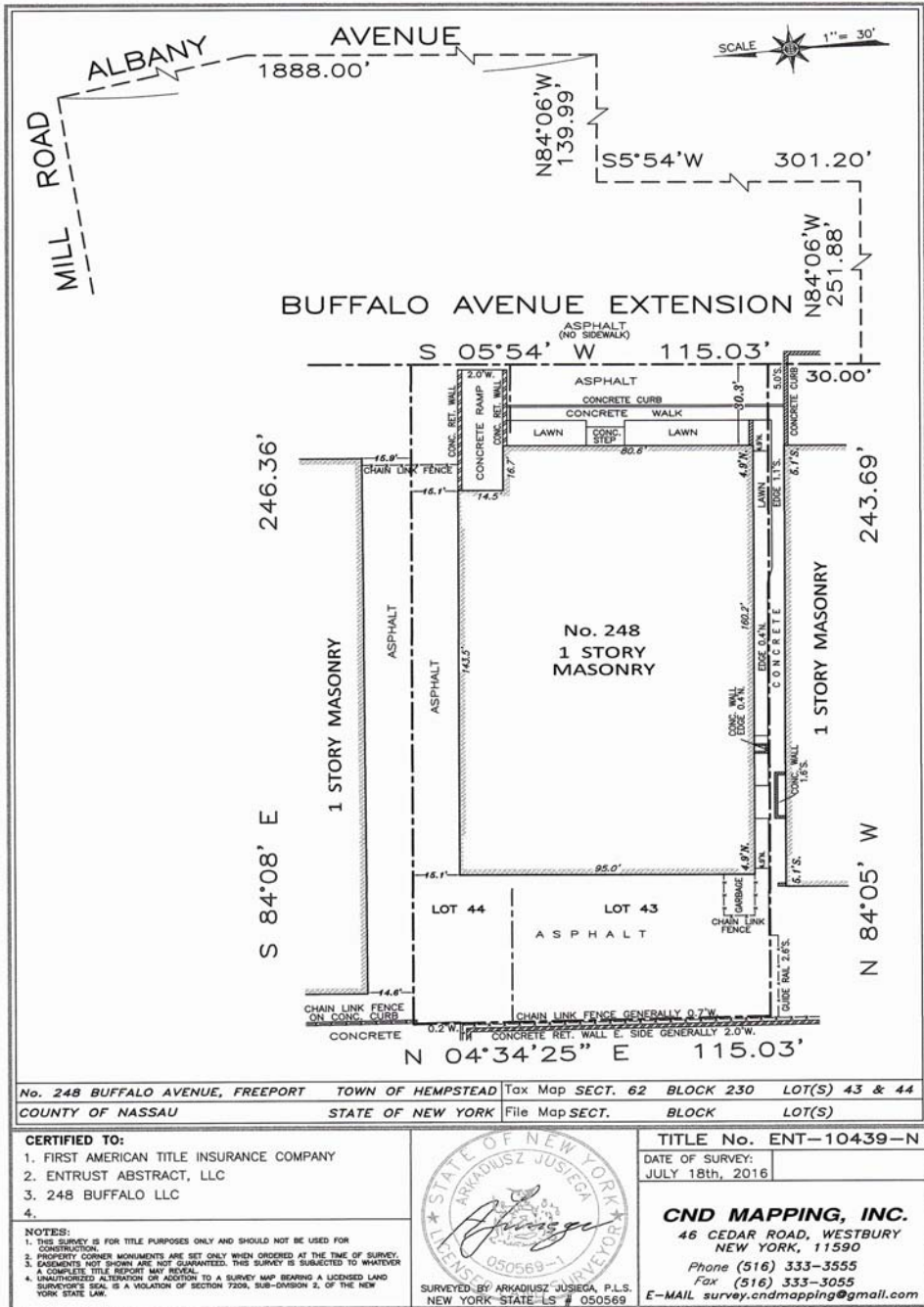
Please contact Frank Dean at: (516) 334-4300

131 Jericho Turnpike, Jericho, New York 11753

Phone: (516) 334-4300 * Fax: (516) 334-3178 * Email: cleva@optonline.net



Survey



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|---|------------------------------------|
| No. 248 BUFFALO AVENUE, FREEPORT TOWN OF HEMPSTEAD Tax Map SECT. 62 BLOCK 230 LOT(S) 43 & 44 | |
| COUNTY OF NASSAU STATE OF NEW YORK File Map SECT. BLOCK LOT(S) | |
| CERTIFIED TO: | |
| 1. FIRST AMERICAN TITLE INSURANCE COMPANY | |
| 2. ENTRUST ABSTRACT, LLC | |
| 3. 248 BUFFALO LLC | |
| 4. | |
| NOTES: | |
| 1. THIS SURVEY IS FOR TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. | |
| 2. PROPERTY CORNER MONUMENTS ARE SET ONLY WHEN ORDERED AT THE TIME OF SURVEY. | |
| 3. EASEMENTS NOT SHOWN ARE NOT GUARANTEED. THIS SURVEY IS SUBJECTED TO WHATEVER A COMPLETE TITLE REPORT MAY REVEAL. | |
| 4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE LAW. | |
| | TITLE No. ENT-10439-N |
| | DATE OF SURVEY: JULY 18th, 2016 |
| CND MAPPING, INC. 46 CEDAR ROAD, WESTBURY NEW YORK, 11590 Phone (516) 333-3555 Fax (516) 333-3055 E-MAIL survey.cndmapping@gmail.com | |
| SURVEYED BY: ARKADIUSZ JUSIEGA, P.L.S. NEW YORK STATE-LS # 050569 | |

No warranty or representation, express or implied is made herein, and the same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and any special conditions imposed by our principals.