

Industrial Building For Lease

70 Bennington Ave, Freeport NY, 11520



For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com



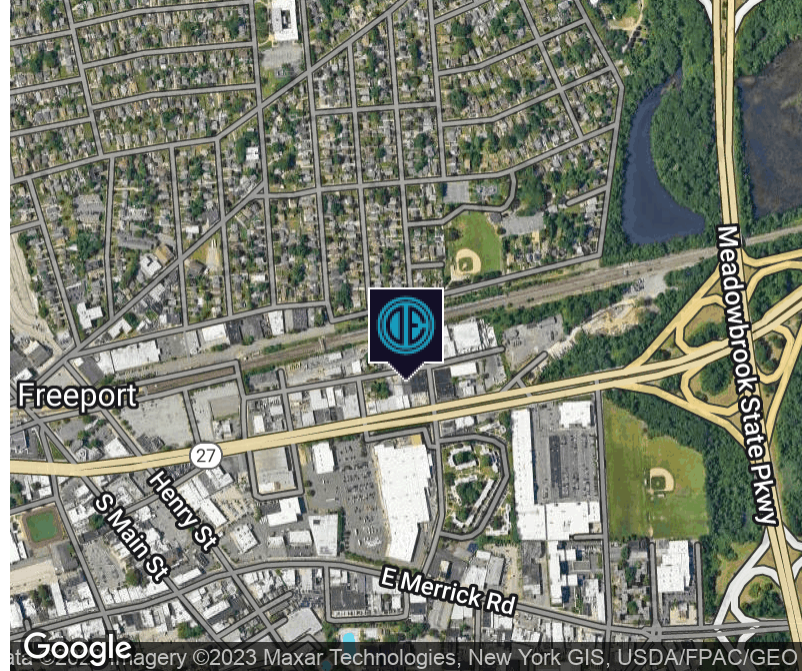
WWW.ELLIMANCOMMERCIAL.COM

110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.548.7401. © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY



Industrial Building For Lease

70 Bennington Ave, Freeport, NY 11520



Offering Summary

Asking Rent	\$10,000 NNN Per Month
Building Size:	6,000 SF
Lot Size:	0.14 Acres
Year Built:	1948
Zoning:	Industrial

Property Highlights:

- Easy Access to both Sunrise Hwy and Meadowbrook Pkwy
- Permitted Uses Include Auto Repair & Autobody
- 12' Clear Ceiling Heights
- First Time Available In Over 15 Years

For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.549.7401, © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY



Industrial Building For Lease

70 Bennington Ave, Freeport, NY 11520

Asking Rent

\$10,000 NNN

Location Information

Street Address:	70 Bennington Ave
City, State, Zip:	Freeport, NY 11520
County:	Nassau
Township:	Incorporated Village of Freeport

Building Information

Building Size:	6,000 SF
Year Built:	1948
Heating:	Oil
Ceiling Height:	12' Clear
Loading:	1 Drive-In Door
Sprinklers:	Yes
Power:	400 AMP

Property Information

Zoning:	Industrial
Lot Size:	0.14 Acres
County Taxes:	\$11,864.58
Village Taxes:	\$4,575.02
Total Taxes:	\$16,439.60

For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

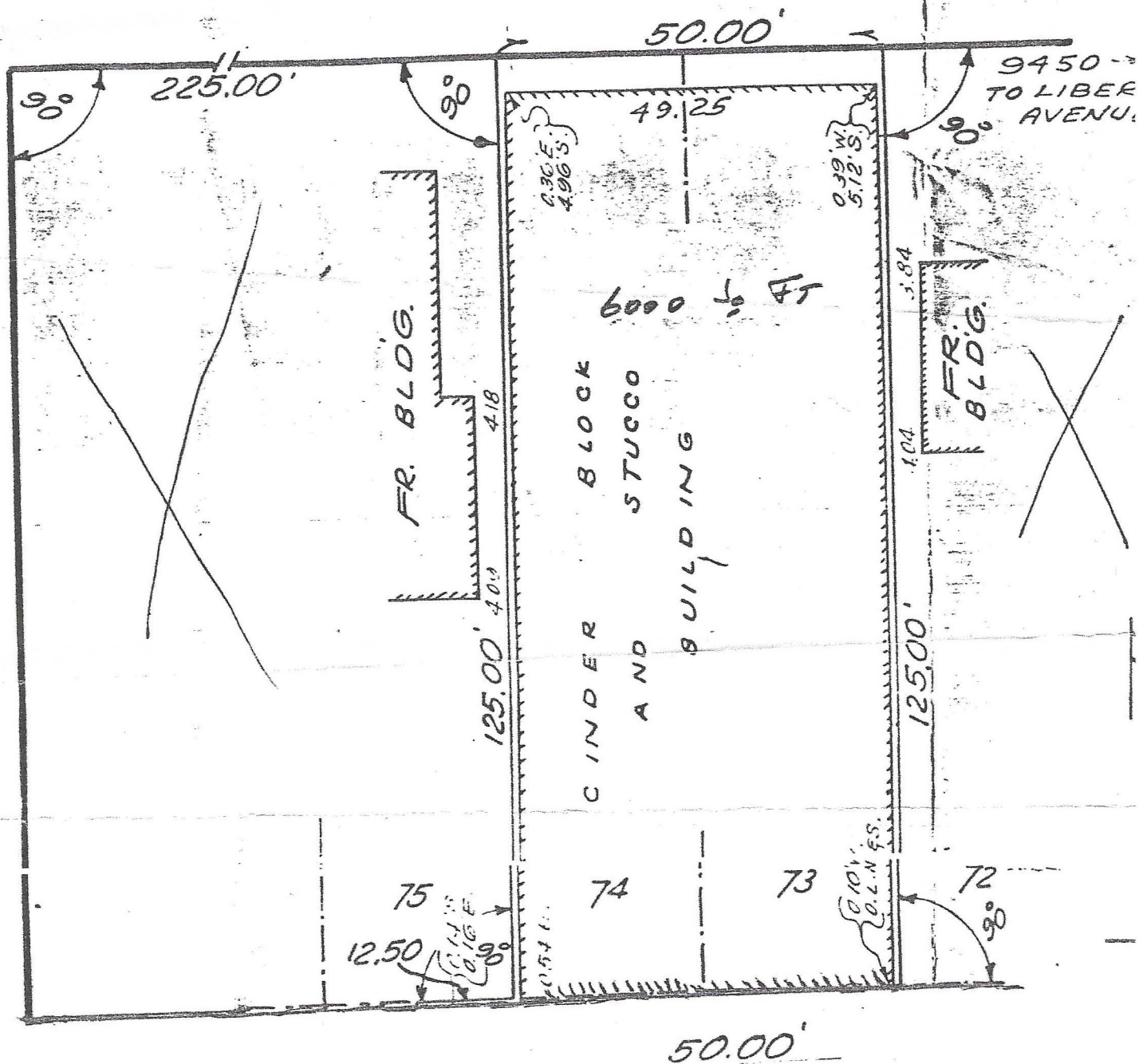
110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.549.7401, © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY

TLE NO.

DRAWN	CHECKED	DATE	SEC.	55
C.W.R.	H.V.D.	12.16.64	BLK.	195
			FILE NO.	
			JOB NO.	20907-4
				E 22505-2

BENNINGTON AVENUE

HELEN AVENUE



SUNRISE HIGHWAY 10TS NO 73 & 74



Industrial Building For Lease

70 Bennington Ave, Freeport, NY 11520



For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.549.7401, © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY

Village of Freeport Industrial Zoning

The following uses are permitted:

- All uses permitted in any other district, except residential.
- All other uses except those specifically prohibited herein.

The following uses are prohibited:

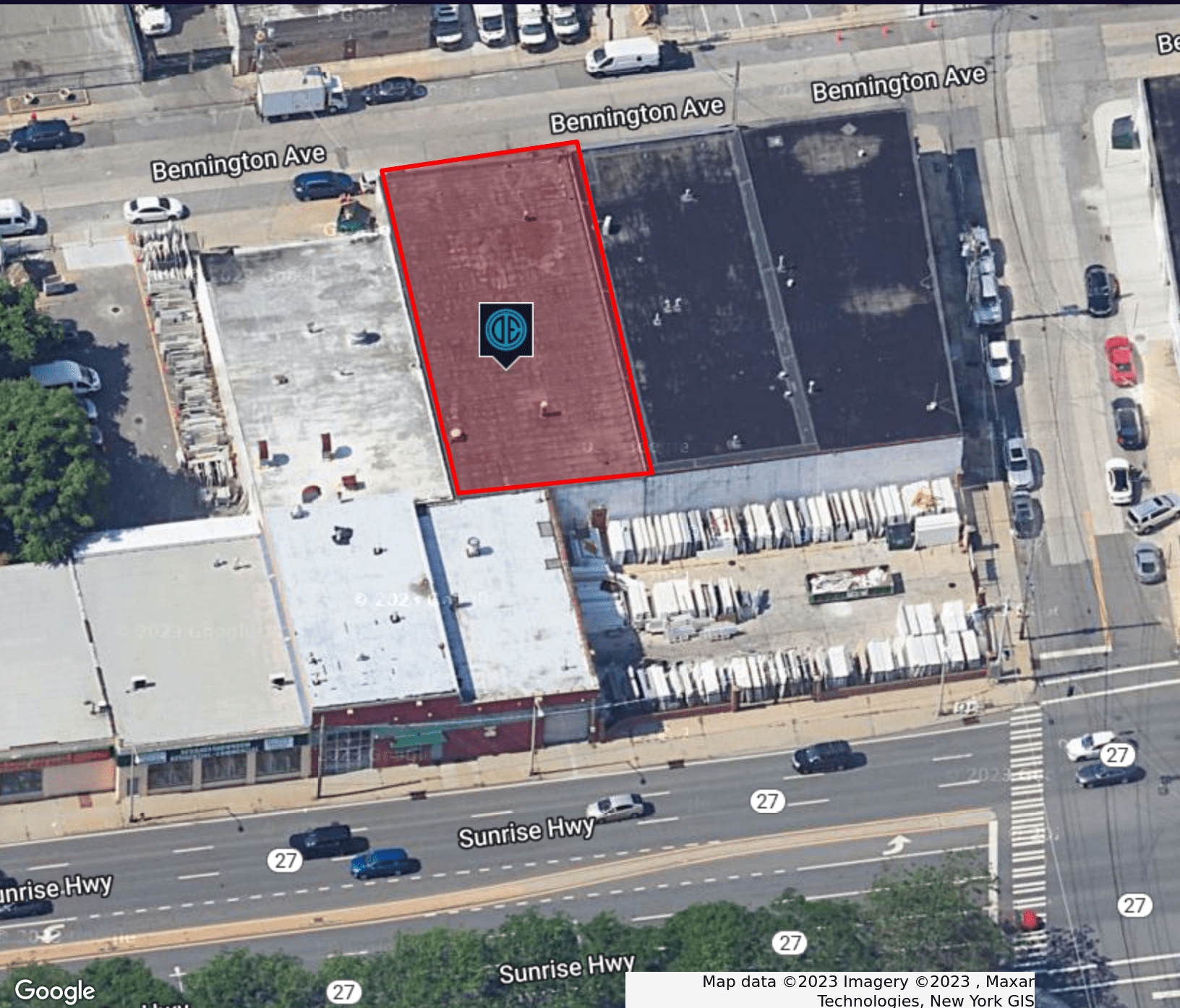
- Alcohol manufacture, brewing or distillation or storage thereof
- Ammonia, manufacture of
- Asphalt, manufacture or refining of
- Boiler or tank works
- Breweries
- Coal, distillation of
- Cellulose manufacture
- Crematories
- Creosote, treatment or manufacture of
- Explosives, gunpowder, manufacture or storage of
- Fat rendering
- Fertilizer manufacture
- Garbage, reduction of garbage, offal, dead animals or refuse
- Glue, size or gelatin manufacture
- Junkyards of any kind
- Lime, cement or plaster of paris manufacture
- Motor vehicle wrecking or storage of junked motor vehicles or parts
- Oilcloth or linoleum manufacture
- Paint, oil, varnish or turpentine manufacture
- Petroleum refining
- Rubber manufacture from crude material
- Slaughtering of animals
- Smelting of metals
- Starch, glucose or dextrin manufacture
- Stockyards
- Storage, curing or tanning of rawhides or skins
- Sulfurous, sulfuric, nitric or hydrochloric acid manufacture

- Tallow, grease or lard manufacture
- Any trade, industry or use that is noxious or offensive by reason of the emission of odor, smoke, gas, vapor, dust or noise, or which causes, by reason of objectionable matter, pollution or contamination of land or any body of water
- Open-air parking lots operated as such for the sale of more than five motor vehicles, unless a permit therefor shall be granted by the Board of Appeals as provided in § **210-12M** hereof
- The bulk storage of fuel oil, petroleum, crude oil or any product thereof, whether for storage or for subsequent sale. This prohibition does not apply to the storage for sale of motor fuel at retail as provided in §§ **115-33** through **115-50** of Chapter **115**, Fire Prevention, nor does it apply to lubricating oils or greases, nor does it apply to fuel oil if the same is to be consumed on the property where it is stored.
- Uses permitted in Residence AA and Residence A Districts, except professional offices, are prohibited in the same building with any other use permitted herein
- Metal finishing, electroplating, metal cleaning, cleaning and etching or other processes which normally produce Wastes containing metals and cyanide. Any trade or industry engaging in this use shall be allowed to continue the said use at any subsequent plant relocation, subject to all applicable laws and ordinances and the approval of the Sewer and Sanitation Commission and the Superintendent of Buildings.
- Shooting galleries, penny or picture arcades wherein coin-operated machines such as pool tables, pong machines, pinball machines or other similar coin-operated and amusement game machines are maintained, except that the above-described machines may be permitted in any established business as permitted in the district as follows: Each store or location with a square footage of 10,000 square feet or less shall be permitted two amusement devices, and one additional amusement device shall be allowed for each additional 10,000 square feet of store space. Notwithstanding the foregoing, liquor-dispensing establishments licensed by the New York State Liquor Authority shall be permitted one amusement device for each 500 square feet of store space.
- Tattoo parlors



Industrial Building For Lease

70 Bennington Ave Freeport, NY 11520



For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com

 **Douglas Elliman**
COMMERCIAL

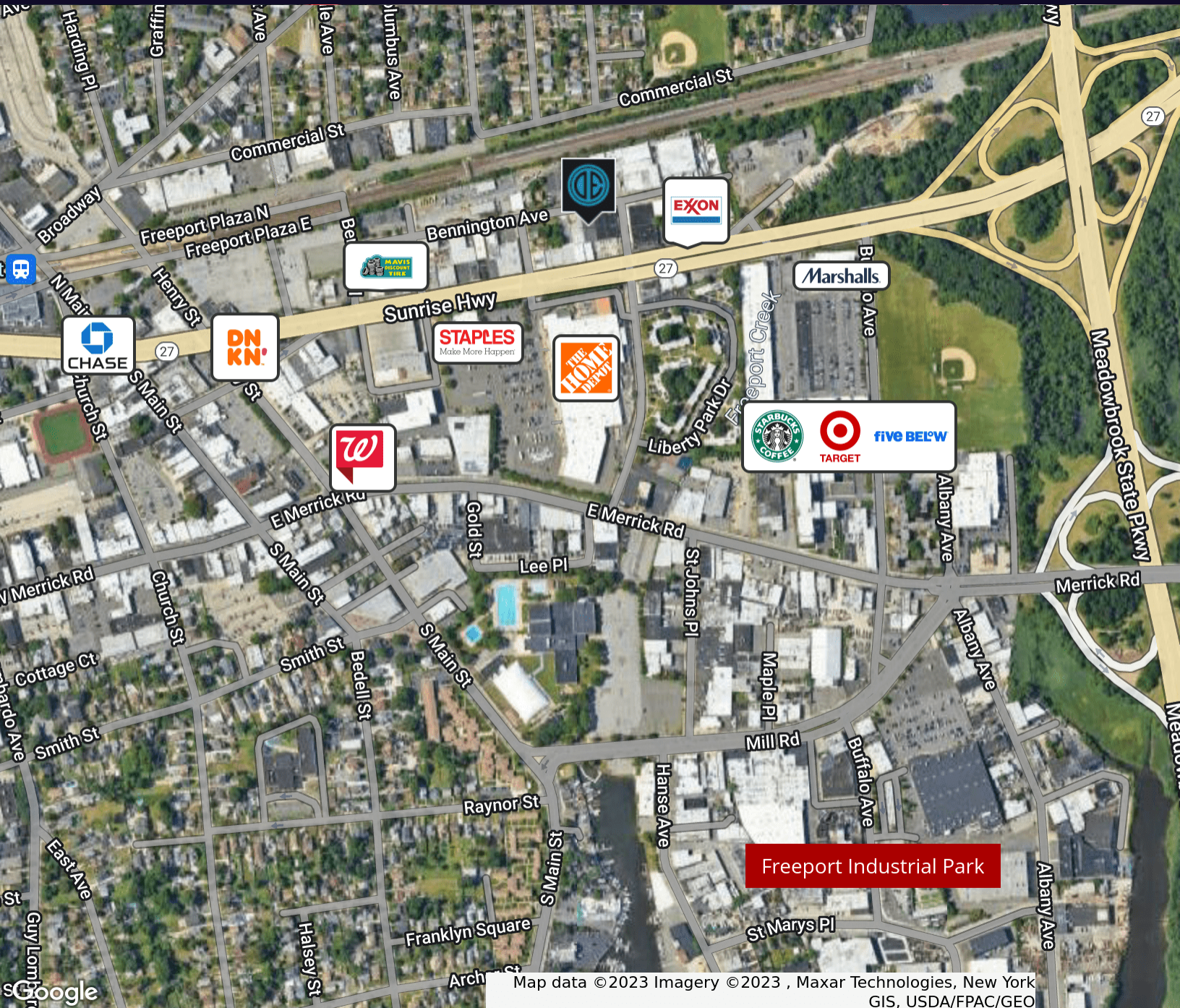
WWW.ELLIMANCOMMERCIAL.COM

110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.549.7401, © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY



Industrial Building For Lease

70 Bennington Ave, Freeport, NY 11520



For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com



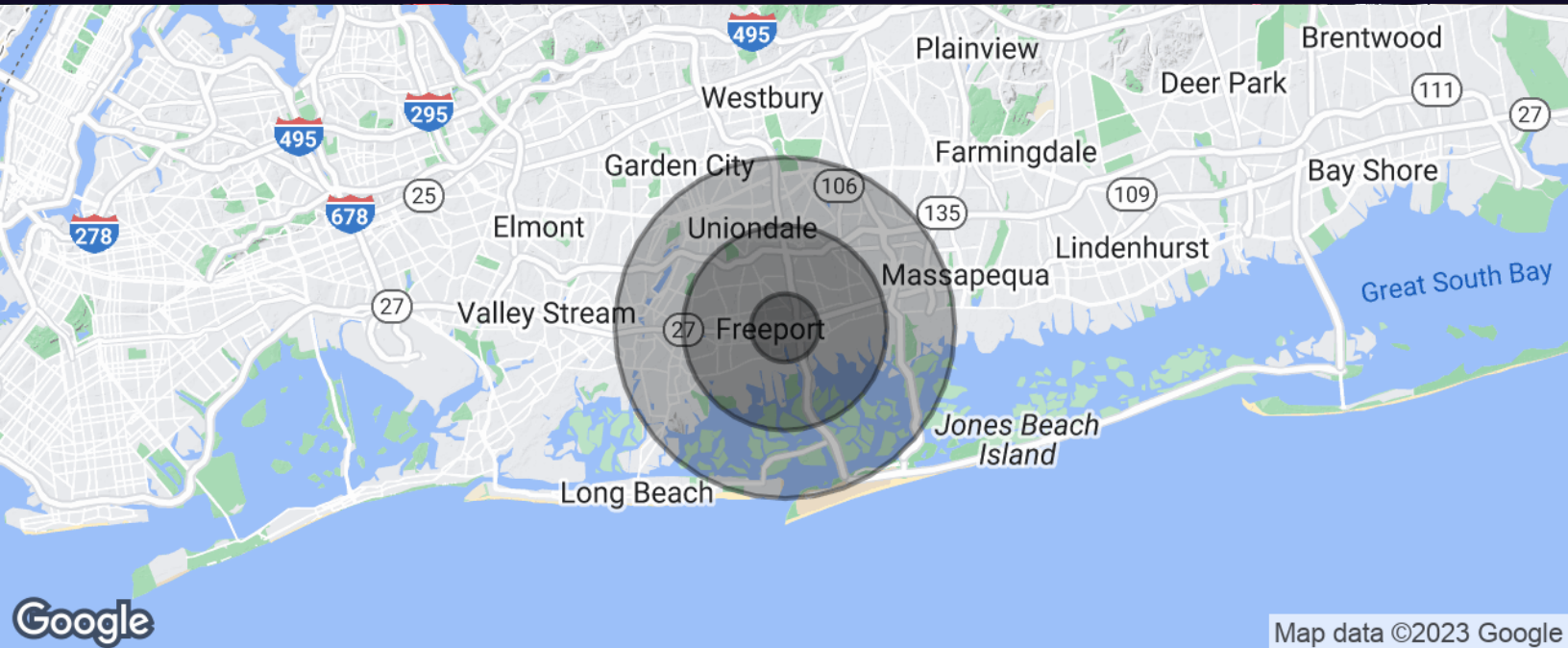
WWW.ELLIMANCOMMERCIAL.COM

110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.549.7401, © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY



Industrial Building For Lease

70 Bennington Ave Freeport, NY 11520



Population	1 Mile	3 Miles	5 Miles
Total Population	25,283	177,414	421,947
Average Age	38.4	41.1	41.0
Average Age (Male)	37.0	39.7	39.1
Average Age (Female)	39.3	41.9	42.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,677	59,055	142,220
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$88,696	\$136,022	\$132,075
Average House Value	\$295,549	\$453,670	\$451,549

For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.439.6789
michael.gronenthal@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

110 WALT WHITMAN ROAD, HUNTINGTON STA., NY 11746, 631.549.7401, © 2022 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY

WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each other each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information Contact the Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789

michael.gronenthal@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787