

795 & 803 FOXHURST ROAD BALDWIN, NY 11510

SHOWROOM • OFFICE • WAREHOUSE • STORAGE • MANUFACTURING

± 9,200 SF
BUILDING AREA

± 14,250 SF
LOT AREA



\$1,850,000

CONTACT

BRUCE NELSON
Senior Director
Bruce.Nelson@cushwake.com
+ 1 631 270 3019



PROPERTY HIGHLIGHTS

- **± 9,200 SF** Total
- **±4,750 SF** of Yard Area. (Yard area will accommodate 12 car parking. Additional parking available with stacking.)
- Access easement from Merrick Road (Shared CAM)
- Access driveway from Foxhurst Road
- Interior access between 795 & 803
- Separate exterior access 795 & 803
- Rooftop package HVAC units
- Gas fired hot water furnace with baseboard heat
- Real Estate Taxes: \$35,762 (\$3.98 PSF)
- LM - Light Manufacturing

795 FOXHURST

- **± 7,130 SF**
- Includes **± 1,435 SF** second floor with 8' foot ceiling
- Showroom, 5 offices, production/manufacturing, warehouse/storage, 3 bathrooms
- Drive-In Overhead Door (7') with secure/gated loading area
- 400 Amp Electric Service

803 FOXHURST

- **± 2,070 SF**
- Showroom, open work area, 3 offices, kitchenette, 1 bathroom
- 200 Amp Electric Service



795 FOXHURST WITH LOADING VIEW



803 FOXHURST STREET VIEW

PROPERTY PHOTOS



795 SHOWROOM



803 SHOWROOM



795 WAREHOUSE



MERRICK ROAD ACCESS



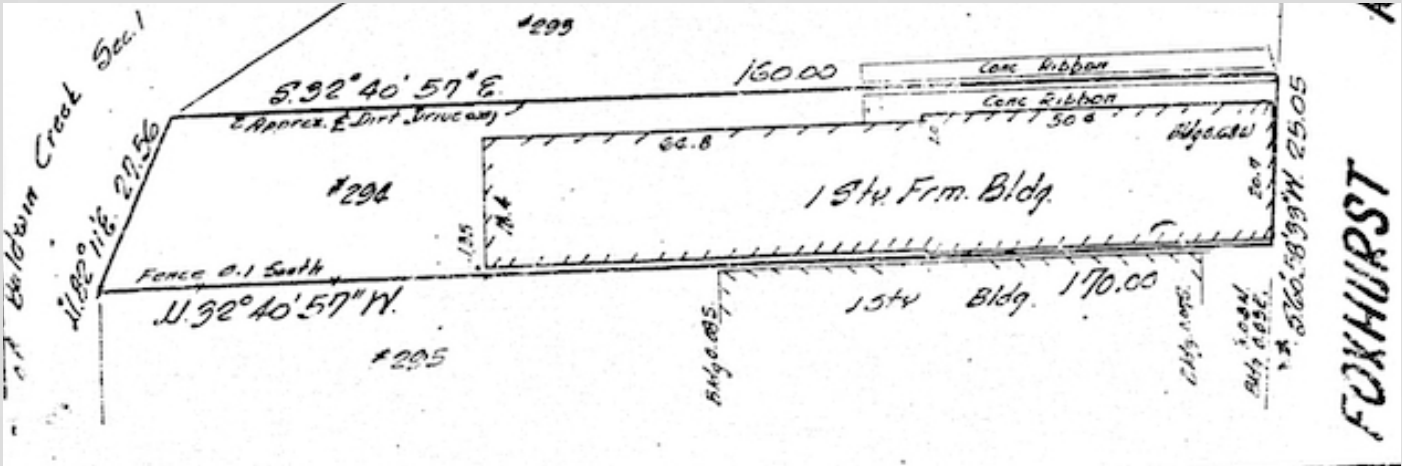
REAR YARD STORAGE / PARKING

PROPERTY PHOTOS



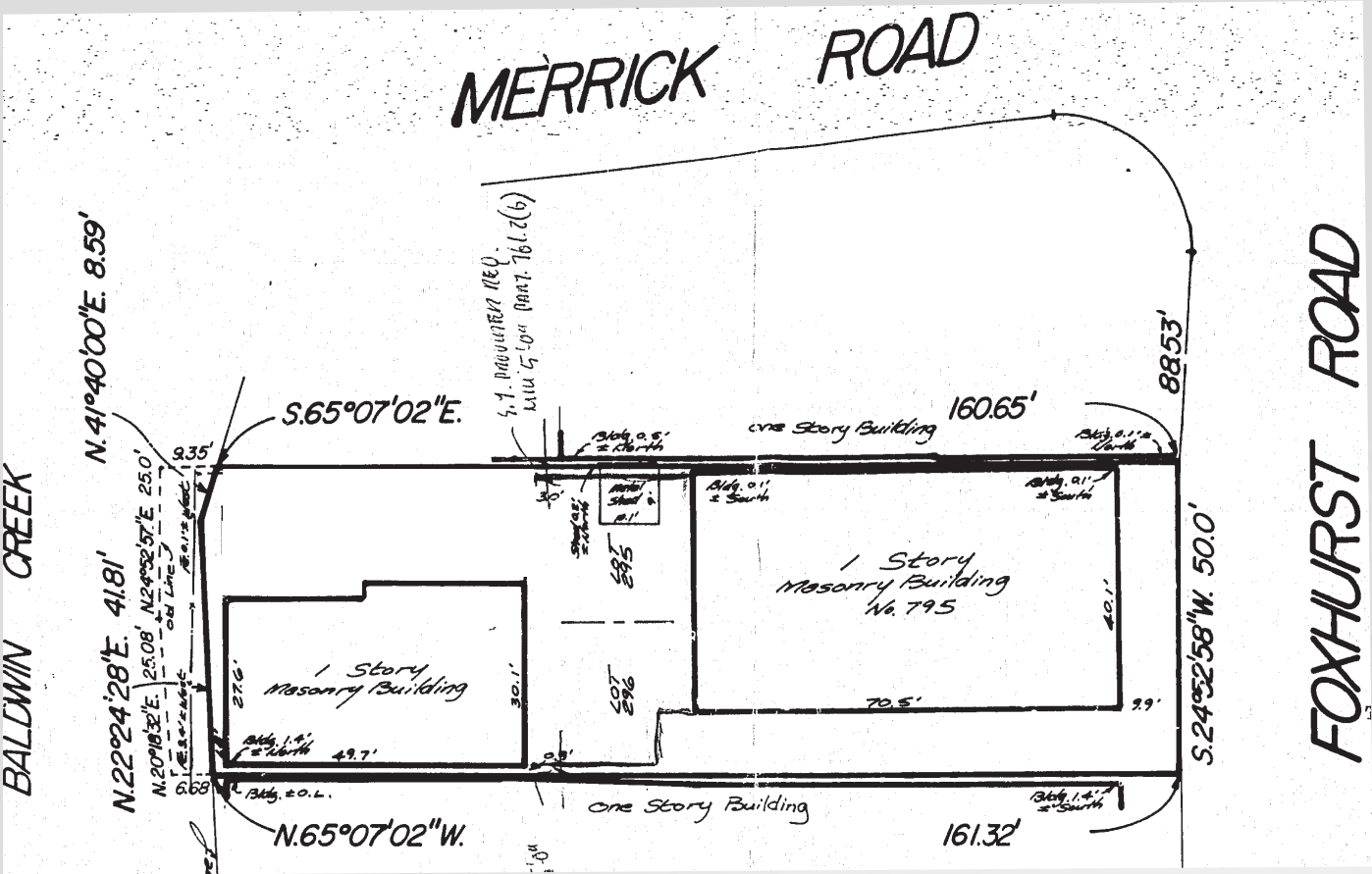


SURVEY



803 REAR

SURVEY



795 WAREHOUSE

AREA MAP & HIGHLIGHTS



THE GRAND AT BALDWIN WILL BE A \$106 MILLION DEVELOPMENT WITH 215 APARTMENTS AND 5,000 SQUARE FEET OF RETAIL



100 FEET

South of
Merrick Road



.5 MILE

South of
LIRR Baldwin
Train Station



.5 MILE

South of
Sunrise Highway



ACROSS

the street from the newly
built Baldwin Commons
(33 units)

2.5 MILES

to the
Southern State Parkway

7.5 MILES

to the
Cross Island Parkway

2.4 MILES

to the Meadowbrook
State Parkway

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