

INDUSTRIAL INVESTMENT & OWNER-USER OPPORTUNITY

131 LIBERTY AVENUE
MINEOLA, NY 11501

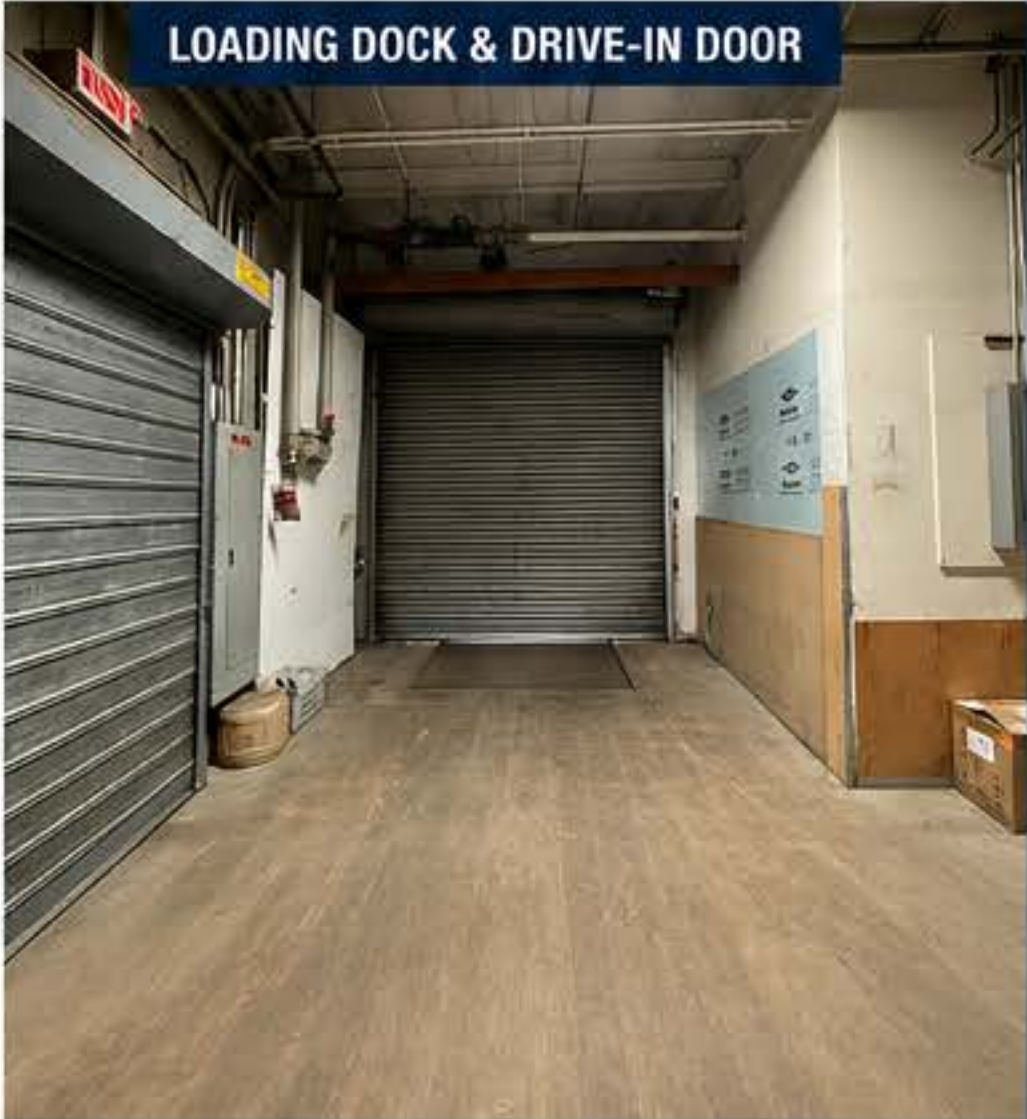


8,000 SF AVAILABLE AT CLOSING
INCLUDING APPROX. 3,800 SF FREEZER / COLD STORAGE SPACE

ASKING PRICE	BUILDING SIZE	LOT SIZE	NOI (CURRENT)	CAP RATE (CURRENT)
 \$4,999,000	 23,733 SF	 15,000 SF	 \$237,599.04	 4.75%

INVESTMENT HIGHLIGHTS

- ✓ 8,000 SF Available at Closing (including approx. 3,800 SF freezer area)
- ✓ Approx. 14,300 SF Income-Producing Space
- ✓ Freight Elevator
- ✓ 1 Loading Dock and 1 Drive-In Door
- ✓ Ceiling Height 13' – 14'
- ✓ M (Industrial) Zoning
- ✓ 2 On-Site Parking Spaces
- ✓ Long-Term Tenants
- ✓ 3% Annual Rent Increases
- ✓ Prime Nassau County Location
- ✓ Minutes to Major Highways & LIRR Station



RENT ROLL SUMMARY

SPACE	OCCUPANCY	SF	ANNUAL INCOME	LEASE EXPIRATION
1A + 1C	Owner (Vacant at Closing)	8,000	—	Available at Closing
1B	Tenant 1	3,600	\$90,423.36	Second Term 12/31/2033 (Option Through)
2A + 2C	Tenant 2	6,500	\$91,530.48	3/31/2031
2B	Tenant 3	4,200	\$55,645.20	11/30/2030
TOTAL / WEIGHTED AVG.		22,300	\$237,599.04	—

All tenants with 3% annual rent increases.

INCOME & EXPENSE SUMMARY

POTENTIAL GROSS INCOME (FULLY OCCUPIED)	\$417,599.04
CURRENT NET OPERATING INCOME (NOI)	\$237,599.04
ANNUAL EXPENSES	
Real Estate Taxes	\$96,000.00
Insurance	\$18,000.00
Electric	\$66,000.00
TOTAL EXPENSES	\$180,000.00
CAP RATE (CURRENT)	4.75%

PROPERTY DETAILS

	Year Built	1958
	Zoning	M Industrial
	Ceiling Height	13' – 14'
	Freight Elevator	Yes
	Loading	1 Loading Dock 1 Drive-In Door
	Parking	2 Spaces
	Utilities	Gas Heat 200 Amp Power
	Location	Prime Nassau County Industrial Location
	Access	Minutes to Major Highways & LIRR Station

EXCLUSIVE LISTING AGENT

Raymond C. Wong
Licensed R.E. Assoc. Broker

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STRATEGIC LOCATION IN THE HEART OF NASSAU COUNTY

Close to Northern State Parkway,
Meadowbrook Parkway, Long Island
Expressway, and LIRR Station.