



Lewis of ERG Commercial Real Estate reps. Parco Gas in \$1.5 million industrial bldg. sale

May 10, 2022 - Long Island



Bohemia, NY ERG Commercial Real Estate delivered the sale of a Long Island industrial flex building for the asking price of \$1.5 million.

The 5,688 s/f building at 1589 Lakeland Ave., sold for \$263 per s/f. The site sits on a 1.1 acre lot with an outside parking lot with 30 spaces. It is zoned for both office or industrial business use.

Ryan Lewis of ERG, represented both the seller, Parco Gas, one of Suffolk County's largest natural gas distributors and the buyer, All County Block, a local investor and business in the area. The building was delivered vacant.

"Given its prime retail office location with its industrial building setup, large storage lot and ingress/egress on two streets, the property offers many different use opportunities that is rare to see in one location" said Lewis. The building has access to major transportation highways such as the

LIE and Sunrise Highway. It is also located around the corner from Macarthur Airport and the Ronkonkoma Train Station Hub.

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