



For Lease -320 Underpass Road, Brewster

The Real Estate:

- Main Building: 1,708 sq. ft. includes showroom, industrial space, office, 2 bath (1 full/ 1 half), kitchenette, bay doors & 420 sq. ft. covered patio.
- Free-Standing Warehouse: 720 sq. ft. (30' x 24')

Features:

- Ample room in front for deliveries.
- ♦ 0.58 acre level lot
- Tenant's option to keep the propane filling station*
- Many recent improvements

Large, level lot w/ liberal CH-High Density Commercial Zoning allows for many uses and more by special permit. Legal 2-Bedroom Apartment on the second floor over warehouse space to become available to be part of the package within 12 months, for an additional \$1,500 per month. Tenant to be responsible for cost of utilities, snow removal, RE taxes and shall carry insurance. Signage permitted on street.

(*Tenant to pay additional cost of insurance if keeping the propane filling station.)

ASKING \$4,500 per month

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Above- Tenant has the option to continue the propane filling station that has been in place since 2010. Propane and all equipment other than the scale are provided and maintained by a local company. Customers include homeowners, RV's, campers from Nickerson State Forest, nearby business owners and more. Fence and platform belong to property owner.



Left Main building has
bay doors on two
sides, a
showroom-retail
area in the front,
an office, work
space, two bathrooms and an
exterior covered
patio.

Right -

Rear workshop has a bay door on the left side.





Left Front showroom has center fireplace and a bay door in the front.





Left Insulated 720 sq. ft.
warehouse
in CH high density
industrial zone.
30' x 24'
footprint.

Right Complete with a
10' bay door, two
service doors and
two windows.





Left -

Open layout including heavy duty shelving and fluorescent shop lighting.





Left -

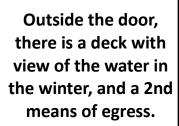
The apartment has 2 bedrooms, 1 full bath, large living - dining area and a full kitchen with gas stove, recessed, canned lighting and solid maple cabinets.

Right -

Open layout provides a gas fireplace insert, built in shelves, 2 large closets for storage and a dining area. Flooring is a combination of carpets and ceramic tile.



Left -







320 UNDERPASS ROAD, BREWSTER Wood LOT 6 25,396 ± 5.F. WATHERINE