



**Industrial/Manufacturing Property For Sale, Available: 32,578 sq. ft.
Minimum Division 7,340 sq. ft.
590 Oak St, Copiague**



Specifications:

Building Size: 32,578 sq. ft.
Lot Size: 1.50 Acres
Office Space: 3,749 sq. ft.
R&D Space: 4,000 sq. ft.
Ceiling Height: 13.0'
Loading: 4 Drive-in(s)
Power: Heavy amps
A/C: Partial A/C
Parking: 40 + Street

Pricing and Timing:

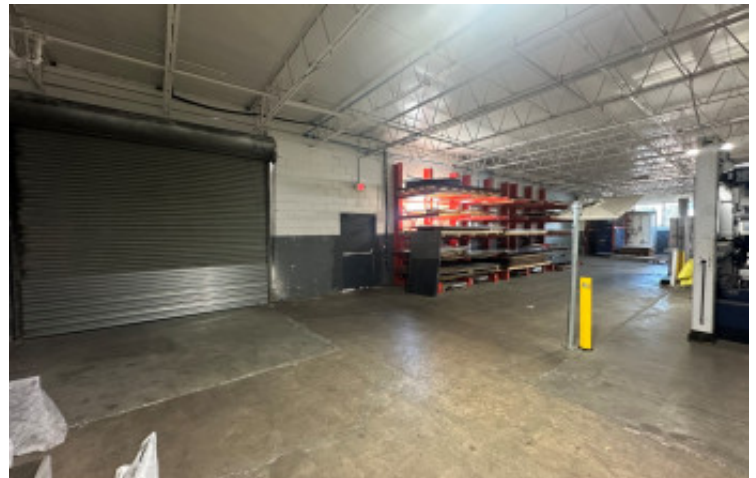
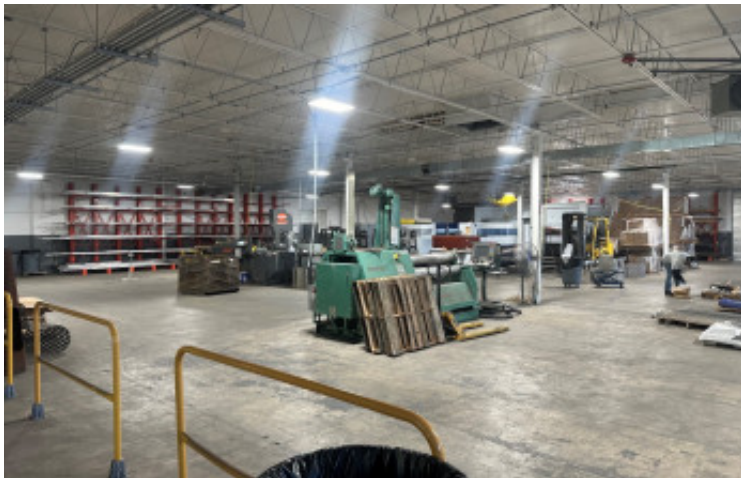
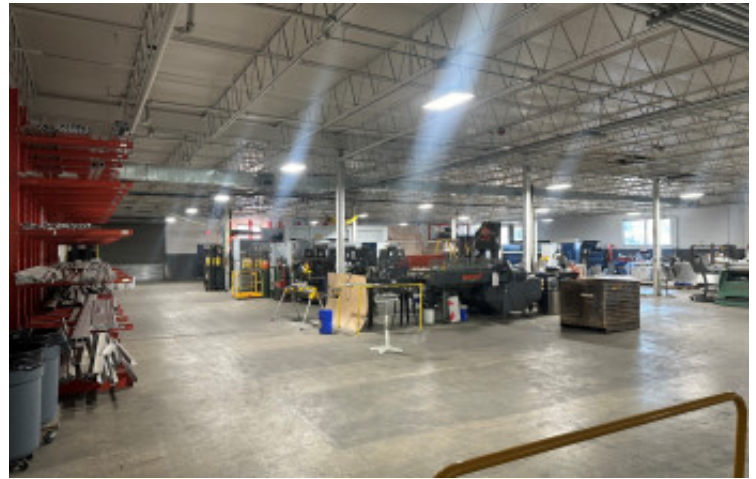
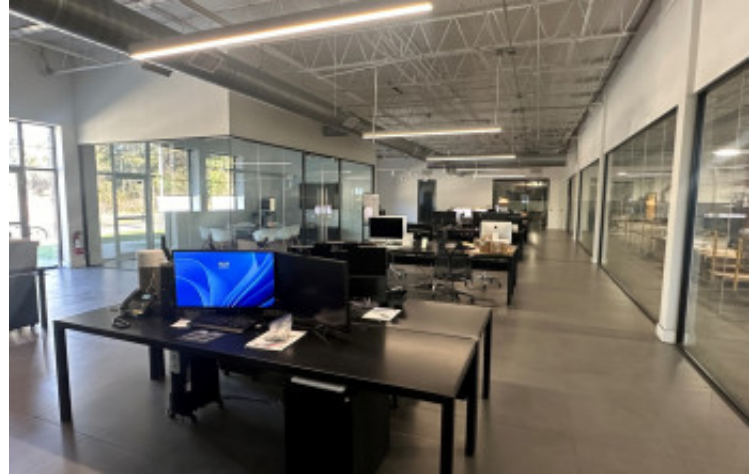
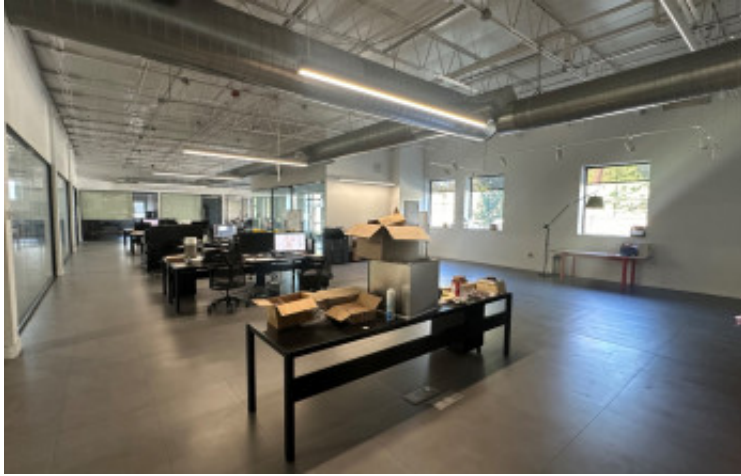
Occupancy: Arranged
Sale Price: \$7,650,000
(\$234.82/sq. ft.)
Taxes: \$81,182.64 (\$2.49/sq. ft.)

* IDA Tax Benefits Possible *

Suite Sale • Very heavy power manufacturing building • Beautifully finished windowed offices with 3 private offices, conference room, and bullpen • Large fenced-in yard • Building can be divided into 3 units: 15,120 sf / 7,340 sf / 10,118 sf • Walking distance to Copiague

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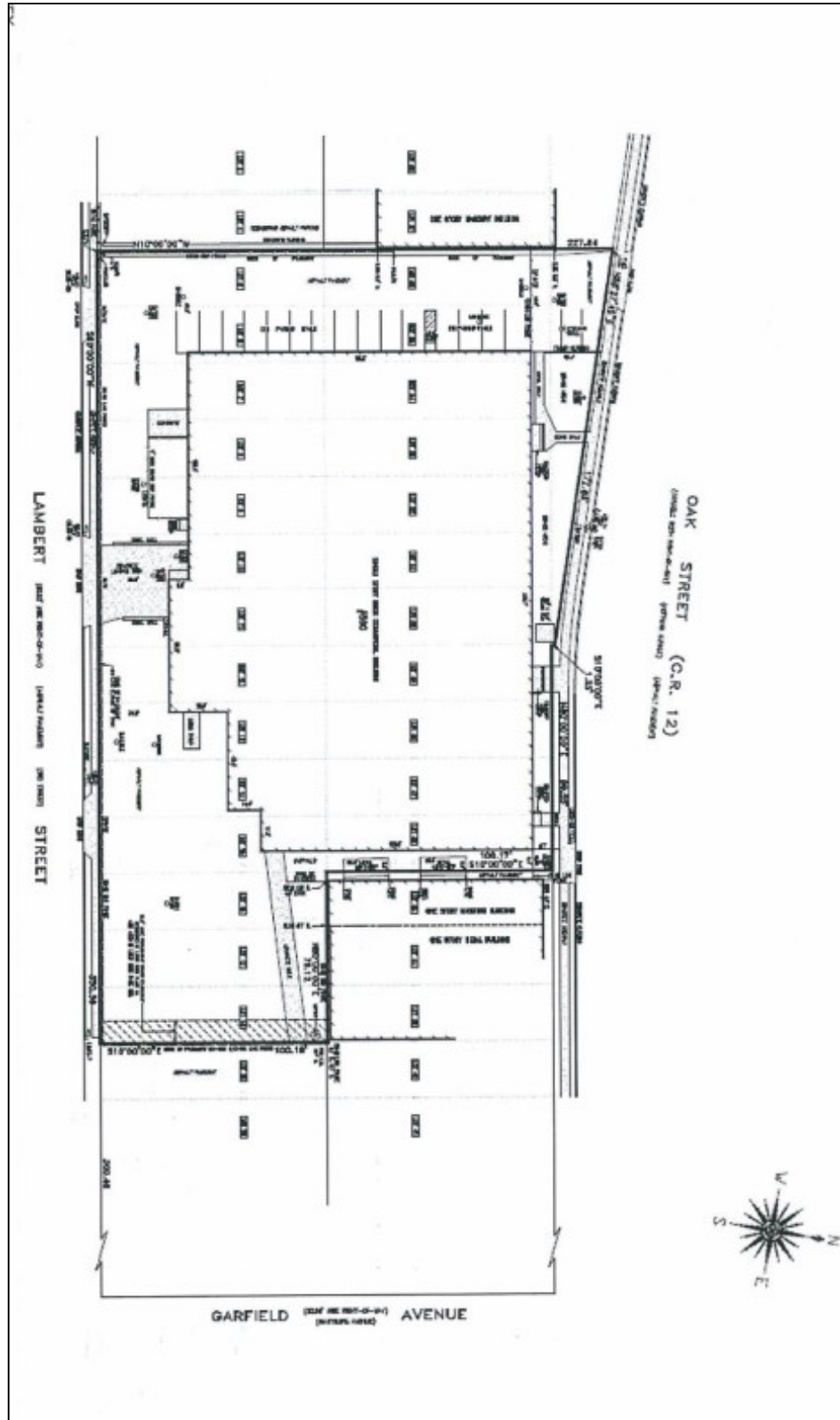
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