



**SCAN ME  
FOR VIDEO TOUR**



## Property Description

- +/- 12,480sf on 27,000sf of Land
- 50% Very High-End Office
- Ceiling Height: 14' Clear
- New Roof
- 2 Drive-ins
- 1 Loading Dock
- Heavy Power – 800amps
- LED Lighting
- Heavy Duty Fenced Yard
- Connected to Sewers

**For Information Contact Exclusive Broker:**

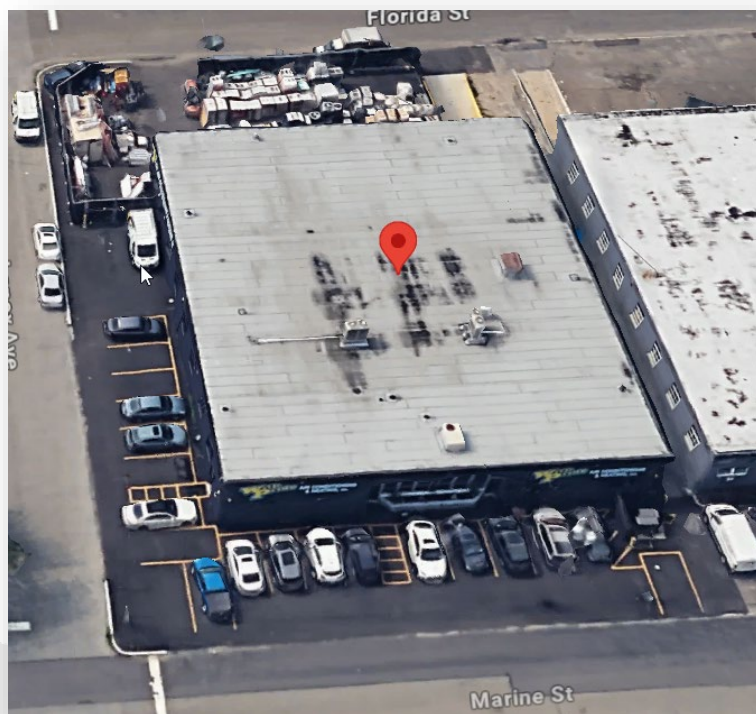
**MARIO ASARO**  **SIOR**

PRESIDENT/ BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

✉ masaro@industryone.com



**PRICING: \$4,295,000**

**Taxes: \$42,201.34**

**\*\*IDA Tax Abatement Possible\*\***

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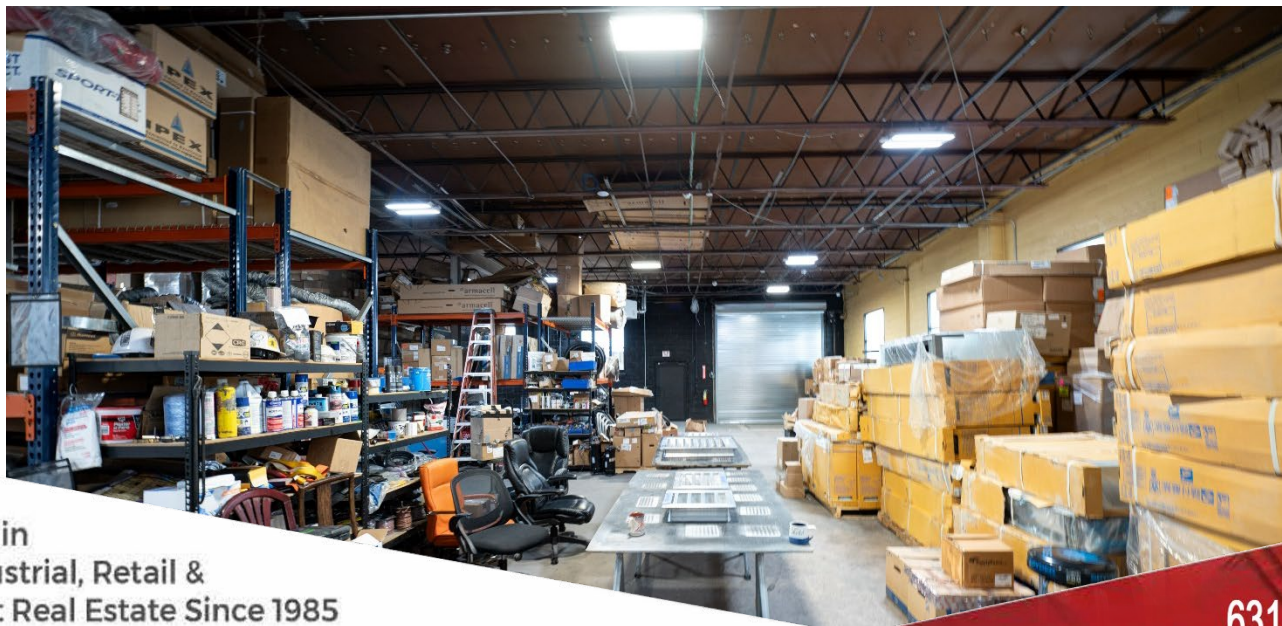


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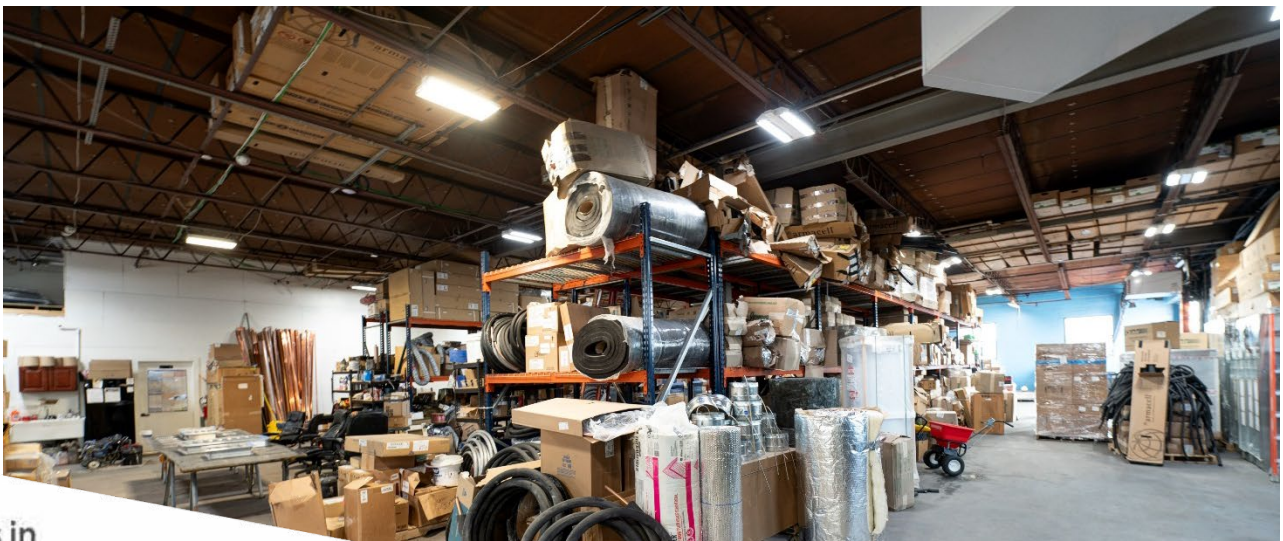


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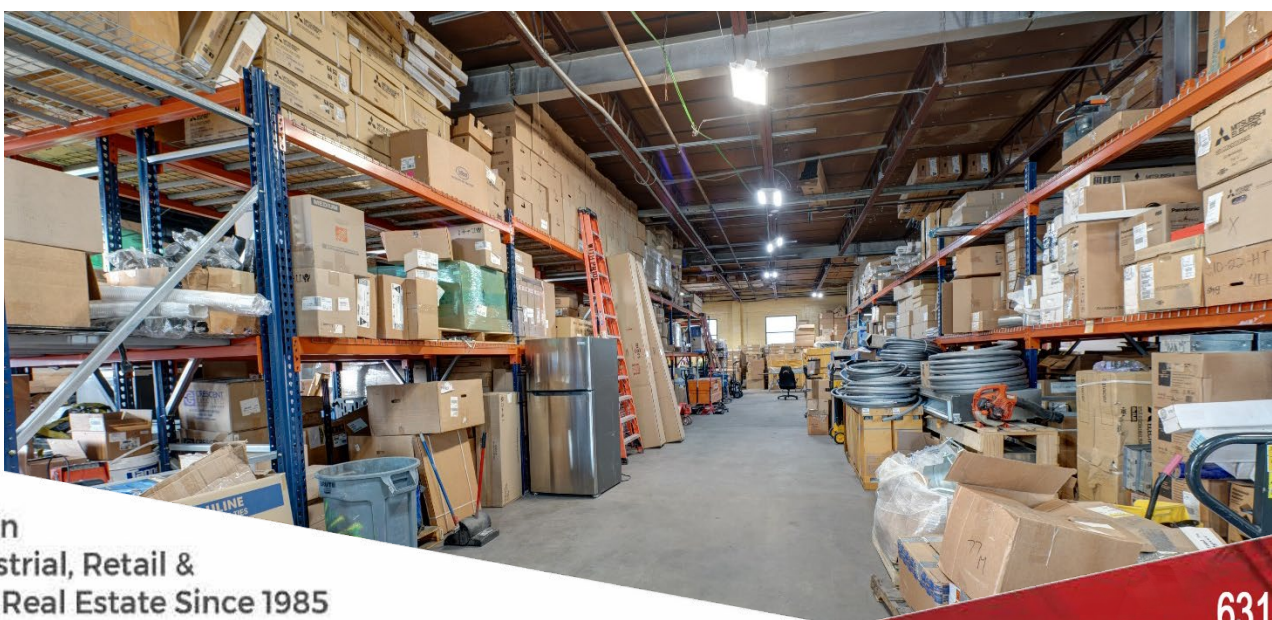
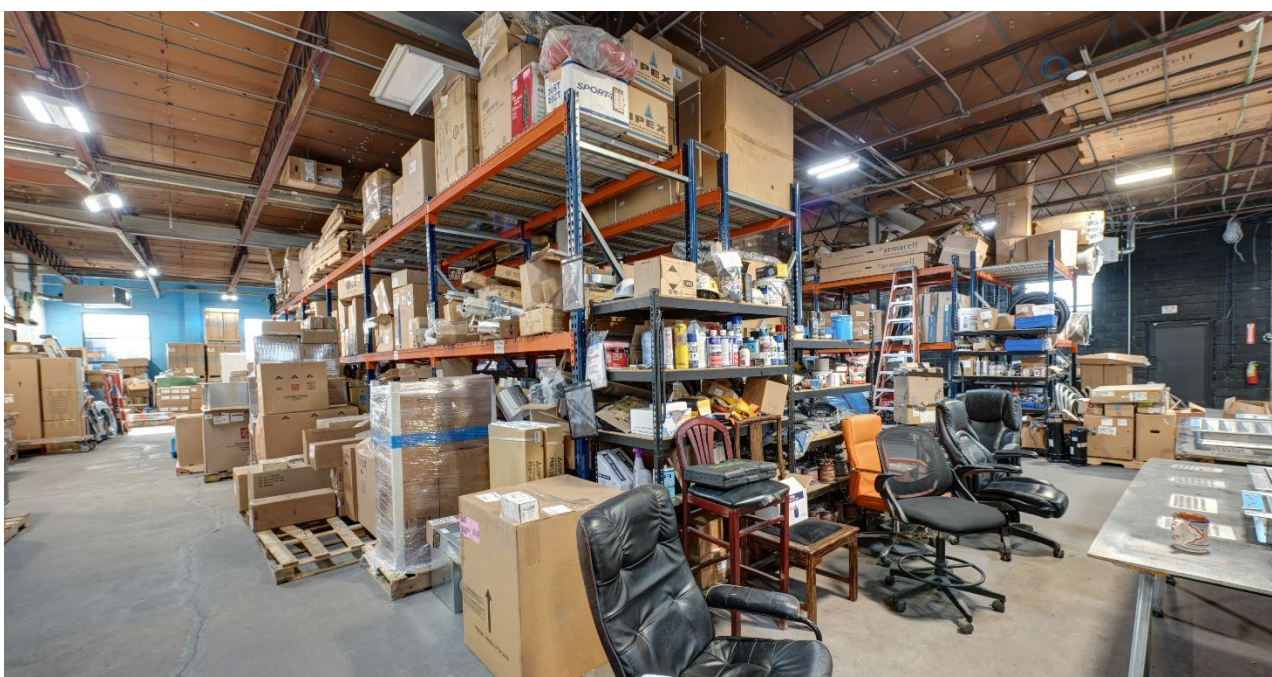
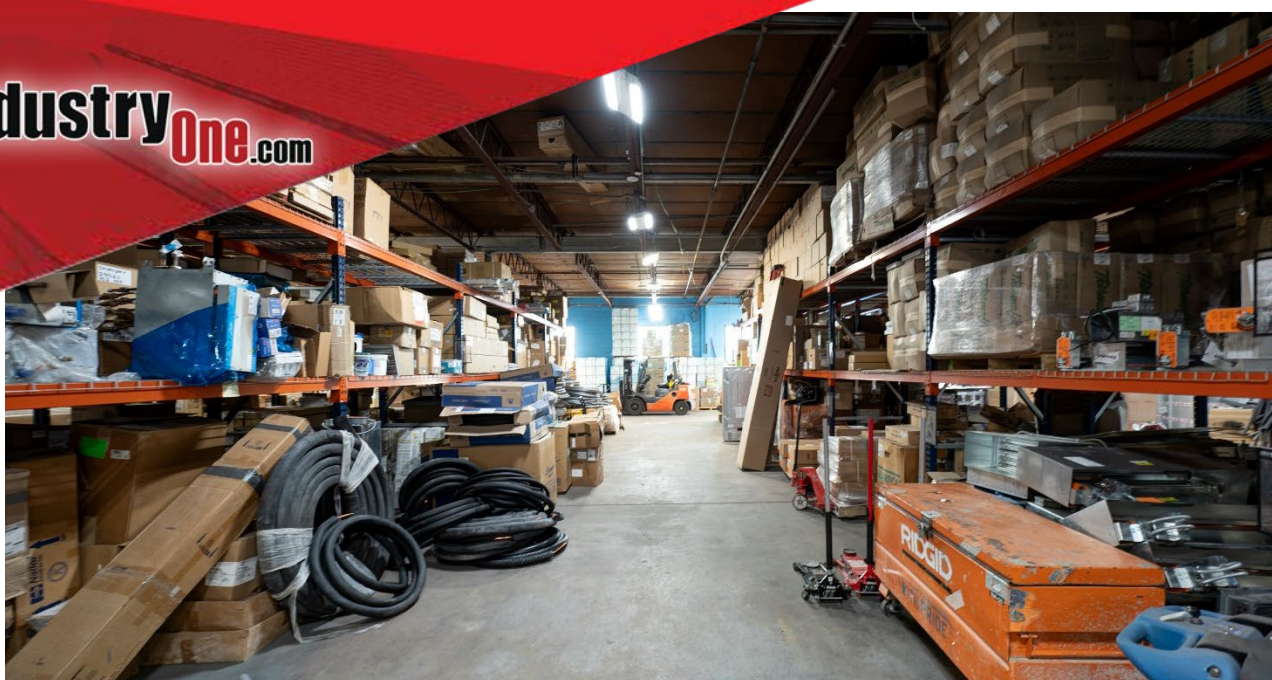


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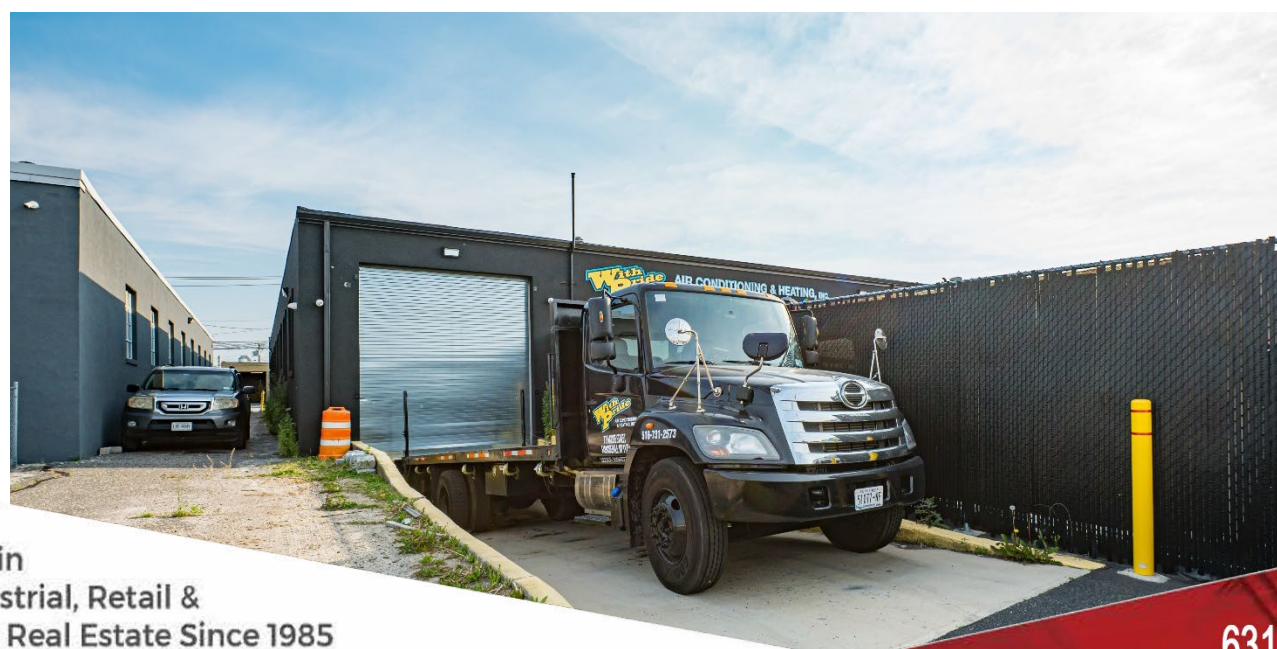


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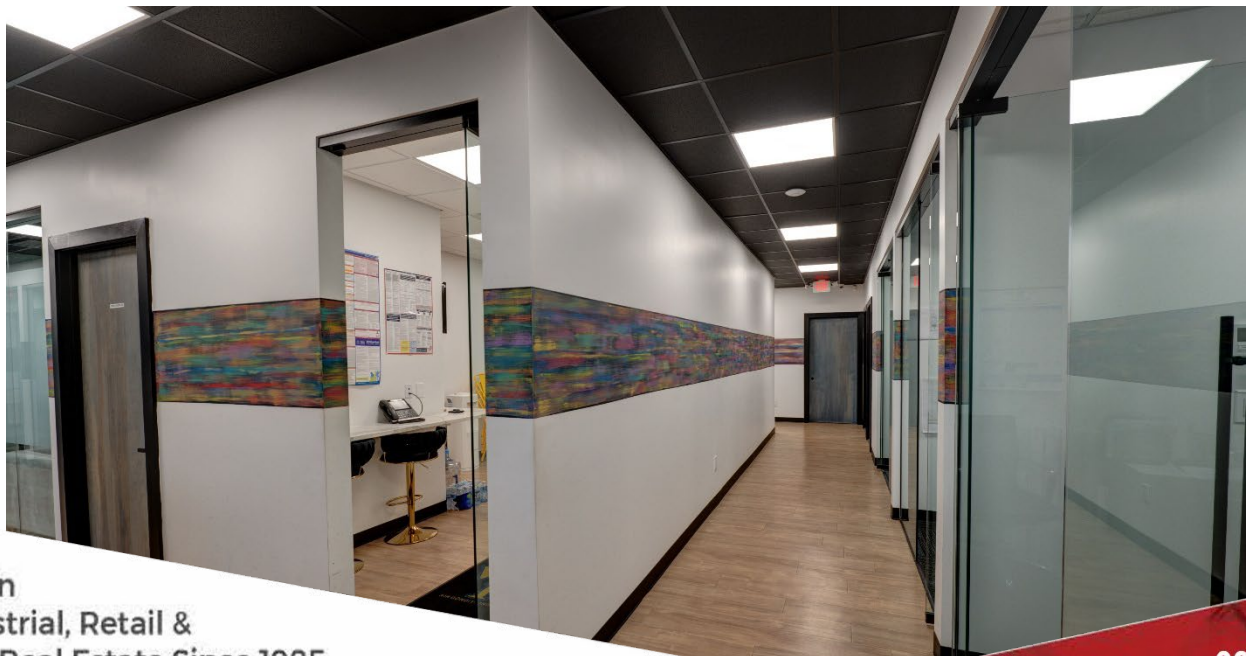
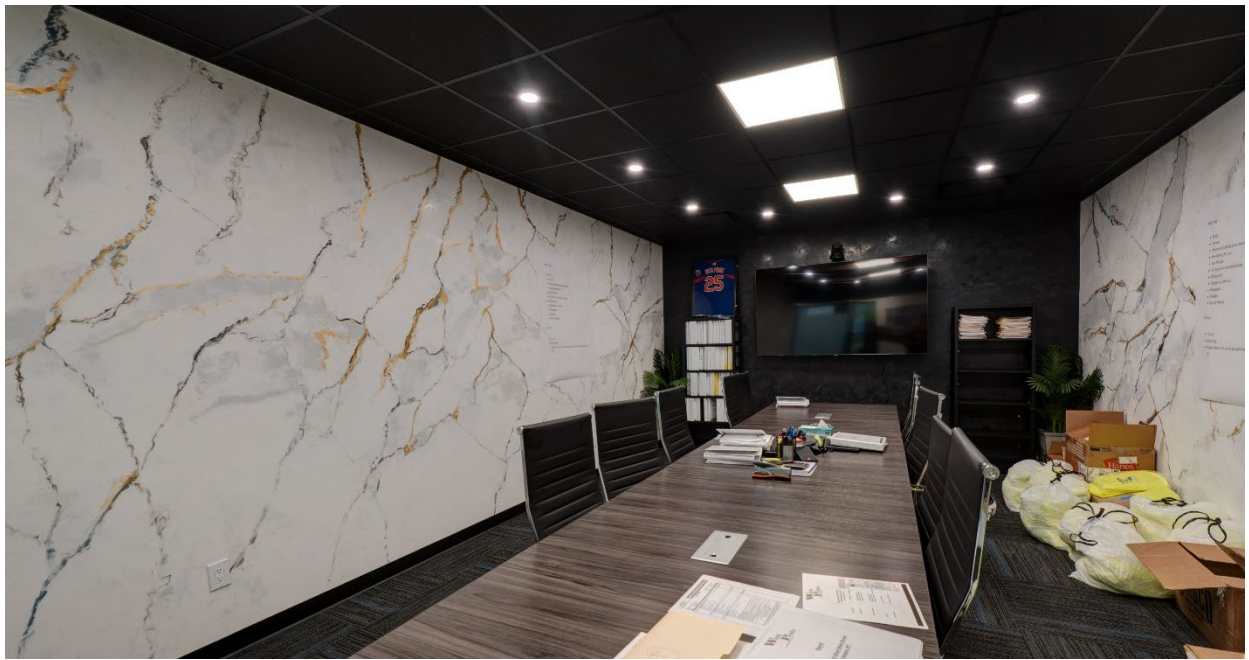


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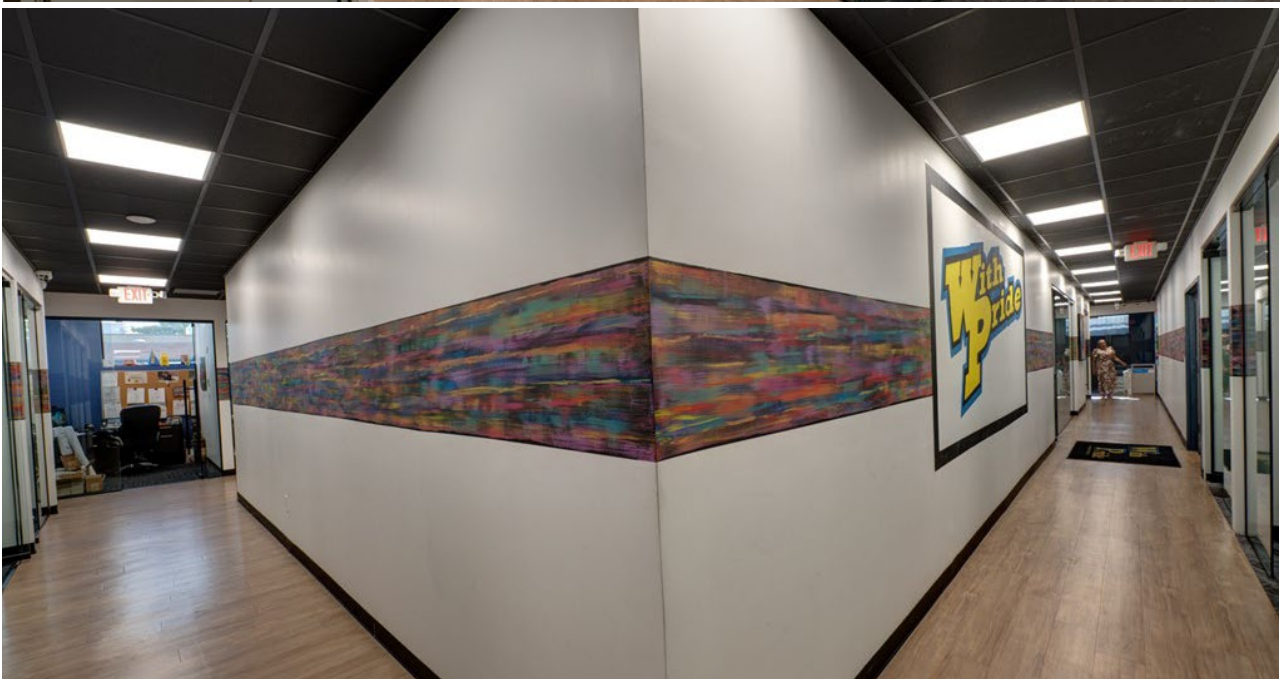


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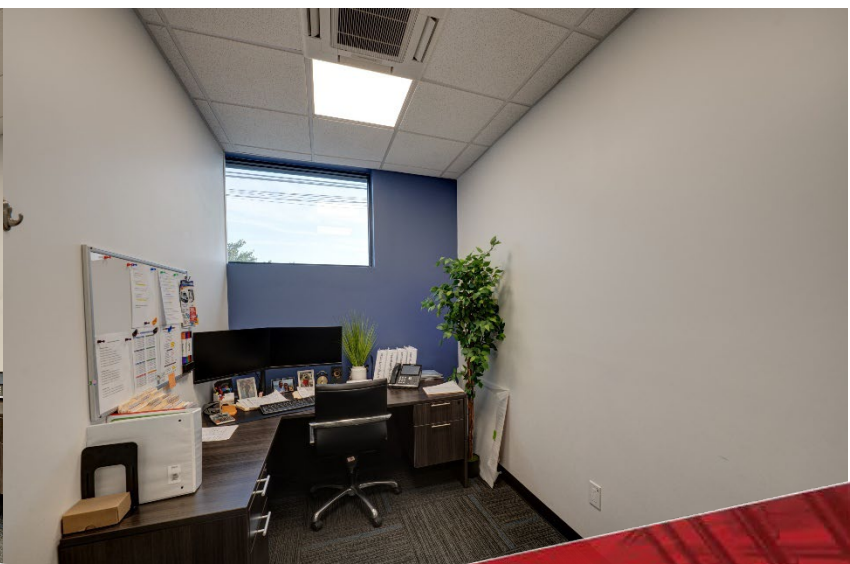
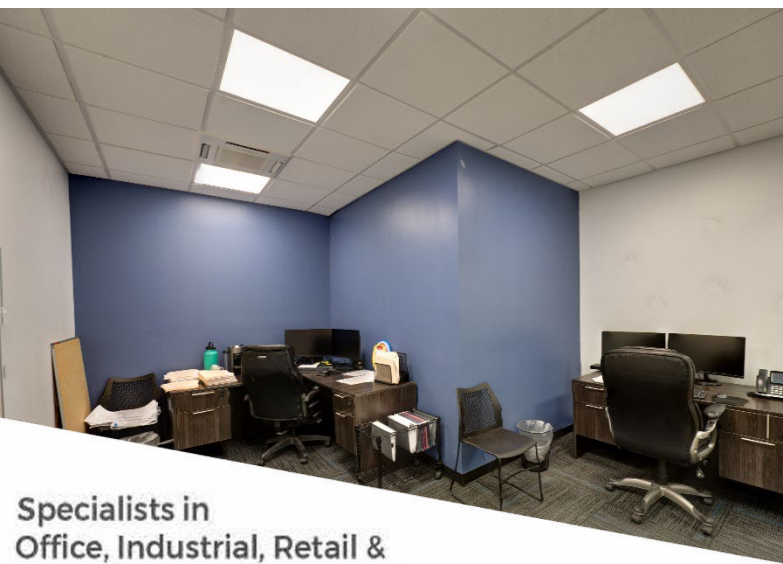
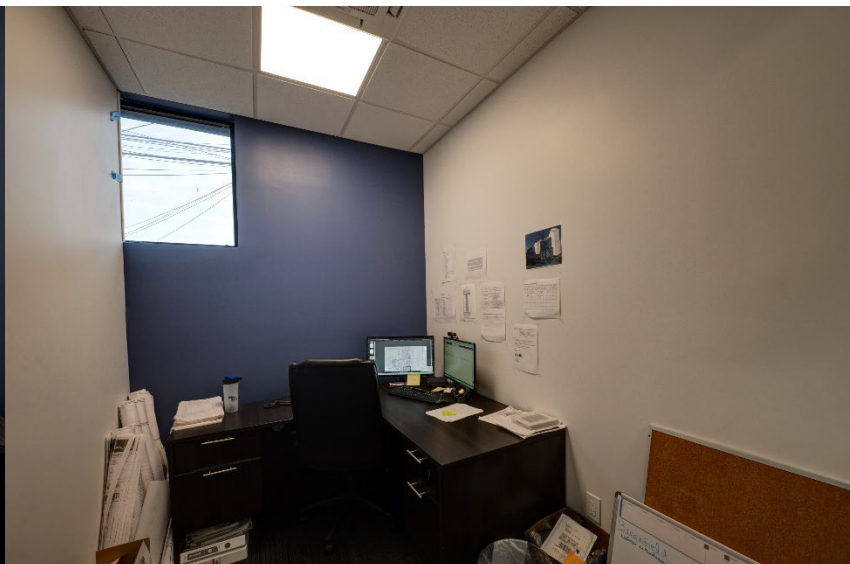
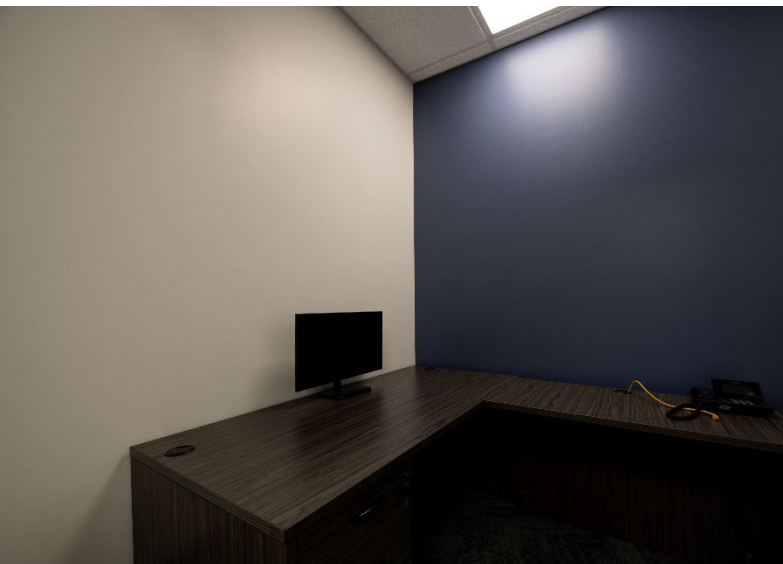


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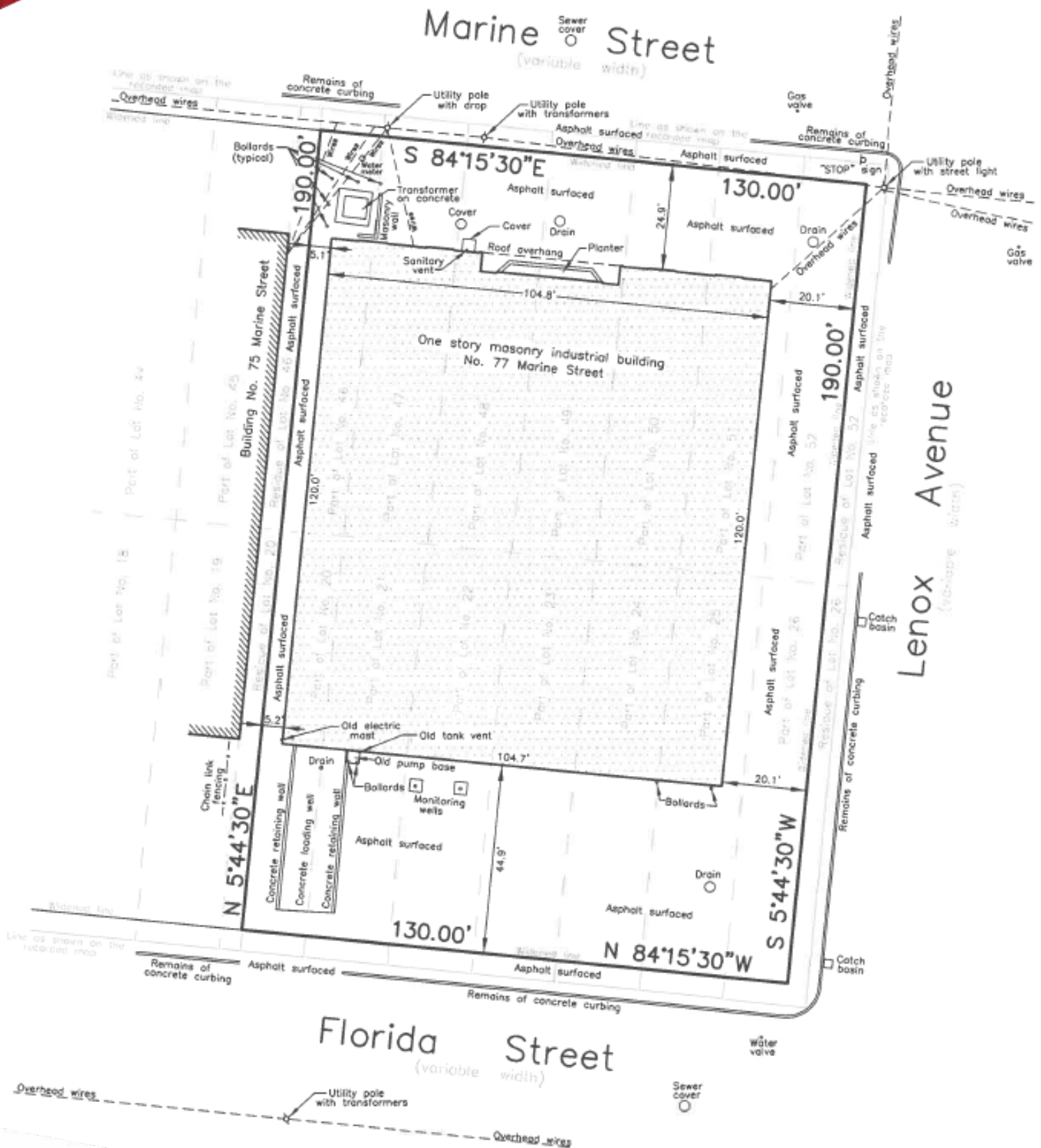


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