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390 MOFFIT BOULEVARD, ISLIP, NY

INDUSTRIAL/WAREHOUSE BUILDING FOR SALE.
±9,710 SF Warehouse and Pristine Office Space.
Asking Price: \$1,775,000



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AREA DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
POPULATION:	45,108	204,796	639,156
AVERAGE HH INCOME:	\$140,193	\$137,176	\$146,667

Building Highlights:

- **Renovated in 2023**
New: HVAC, Lighting, Siding & 4 Bathrooms
- **Fenced in Yard with 2 Access Points**
- **Private/Dedicated Parking**
- **Full Security System & Cameras**
- **Adjacent to Islip LIRR Station**

Seller may consider sale-leaseback with partial occupancy.

ASKING PRICE: \$1,775,000

- Taxes:** \$22,481.57 (2024)
- Zoning:** Industrial 1
- Size:** ±9,710 SF
- Lot Size:** 0.25 Acre
- Drive-Ins:** 6 - 10' x 10'
- Ceilings:** Up to 20' Clear
- Office Space:** ±10%
- Electric:** 200a

