


FOR SALE**ASKING PRICE: \$1,175,000** *Reduced!***CONDO UNIT #10 | DETAILS:**

| | |
|---------------------|--------------------------|
| CONDO SIZE: | +/- 4,852 SF |
| YEAR BUILT: | 2017 |
| ZONING: | INDUSTRIAL |
| OFFICE SPACE: | +/- 15% |
| CEILING HT: | +/- 18' CLEAR |
| LOADING: | 1 DRIVE IN SHARED DOCK |
| HEAT: | GAS |
| POWER: | 200 AMPS |
| SPRINKLERED: | YES (WET) |
| SEWERED: | YES |
| PARKING: | AMPLE |
| RE TAXES (2024/25): | TBD (IN GREIVANCE) |

**INDUSTRIAL CONDO UNIT
(BUILDING #2)**

- PART OF A SILLS INDUSTRIAL THREE-BUILDING COMPLEX SITUATED ON A +/- 5.88 ACRE LOT.
- THIS UNIT IS IN EXCELLENT CONDITION AND FEATURES TWO (2) BATHROOMS, LED LIGHTING THROUGHOUT, AND COLUMN-FREE WAREHOUSE.
- LOCATED BETWEEN SUNRISE HWY. AND LONG ISLAND EXPY. (I-495). CLOSE PROXIMITY TO BELLPORT & YAPHANK LIRR STATIONS.

For further information or to arrange an inspection, please contact broker(s):

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