

**55 Mall Drive,
Commack NY, 11725**



Class A Industrial Building – For Sale

Building Details

- Building Size - 59,448 SF
- 4.63 Acres
- Office - 30%
- Tenant in part of the office paying \$22PSF
- 18' Clear Height
- 2 Docks with Levellers
- 2 Drive in
- Fully Racked
- Heavy Power - 1200 Amps 120/208 Volts
- Gas Heat
- Renovation in 2009
- Sprinklered: Yes (Wet)

For More Information Contact Exclusive Broker:

Carmine LiBretti
LICENCED RE SALESPERSON

- 📞 Cell: 631.879.1814
- ☎ Office: 631.694.3500 Ext 319
- ✉ carmine@industryone.com
- 🏠 Industry One Realty Corp
95 Broadhollow Rd Suite 201
Melville, NY 11747

Sale Price – \$18,100,000

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Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



Warehouse – Fully Racked



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631-694-3500
www.industryone.com



Loading / Office

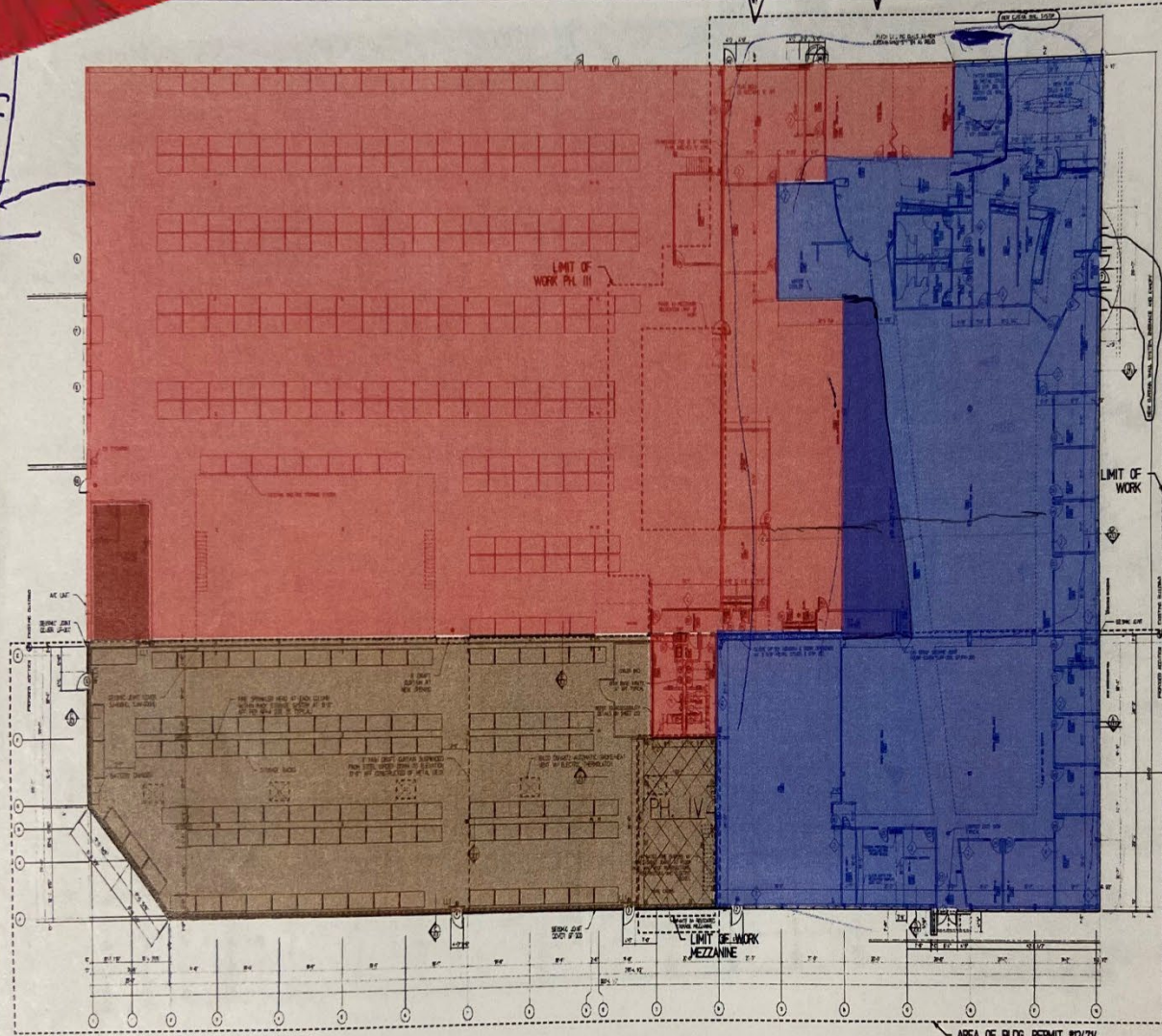


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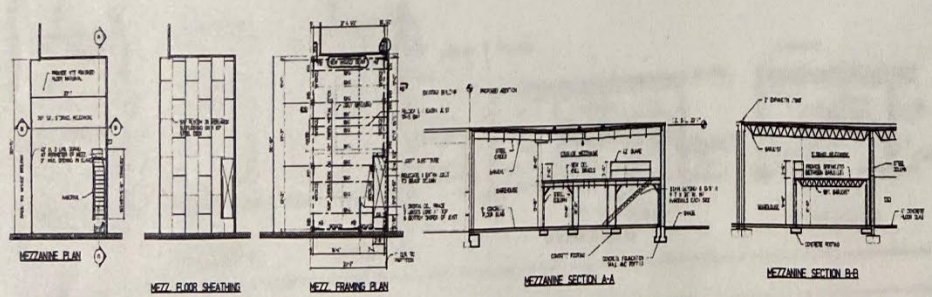
Acutis Choice ↓
 Reiko ↓
 Show Room ↓

Handwritten notes and scribbles on the left side of the plan.



Acutis
 Reiko
 To be determined
 Tenant

REVISIONS
 1. Additions to the existing building...
 2. Additions to the existing building...
 3. Additions to the existing building...
 4. Additions to the existing building...
 5. Additions to the existing building...



DAVID J. HODURAVICH ARCHITECT
 1000 W. 10TH AVENUE, SUITE 1000, DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112

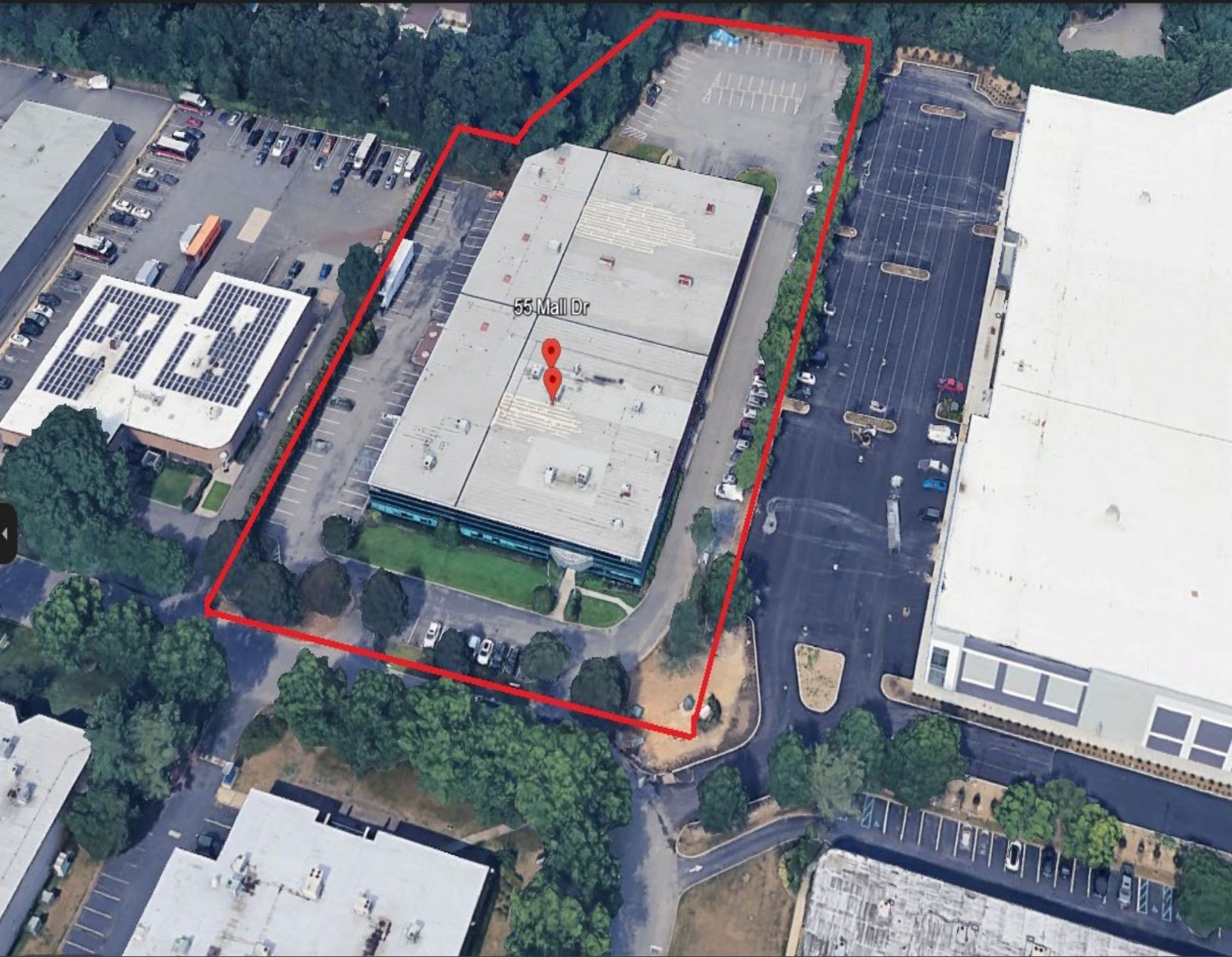
RACHALI CONSTRUCTION CO., INC.
 800 W. 10TH AVENUE, SUITE 1000, DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112

CBC (AMERICA) CORP.
 1000 W. 10TH AVENUE, SUITE 1000, DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112

FLOOR PLAN A1

Floor Plan

**55 Mall Drive, Commack
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Aerial – 4.63 Acres

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Demographics – Daytime Employment

Daytime Employment

Radius	5 mile		
	Employees	Businesses	Employees Per Business
Service-Producing Industries	99,820	10,443	10
Trade Transportation & Utilit...	21,974	2,022	11
Information	2,528	242	10
Financial Activities	7,085	1,193	6
Professional & Business Se...	21,109	2,053	10
Education & Health Services	25,107	2,780	9
Leisure & Hospitality	10,220	852	12
Other Services	6,661	1,151	6
Public Administration	5,136	150	34
Goods-Producing Industries	25,903	1,575	16
Natural Resources & Mining	95	19	5
Construction	6,305	930	7
Manufacturing	19,503	626	31
Total	125,723	12,018	10
Radius	10 mile		
	Employees	Businesses	Employees Per Business
Service-Producing Industries	340,288	37,760	9
Trade Transportation & Utilit...	77,704	6,778	11
Information	12,331	820	15
Financial Activities	27,774	4,424	6
Professional & Business Se...	57,720	6,898	8
Education & Health Services	89,621	11,107	8
Leisure & Hospitality	40,187	3,182	13
Other Services	22,794	4,087	6
Public Administration	12,157	464	26
Goods-Producing Industries	65,149	5,171	13
Natural Resources & Mining	257	74	3
Construction	21,912	3,339	7
Manufacturing	42,980	1,758	24
Total	405,437	42,931	9

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