

FOR SALE



User/Investor Opportunity!

ASKING PRICE: UPON REQUEST

PROPERTY DETAILS:



BUILDING SIZE:	+/- 10,000 SF
LOT SIZE:	+/- 0.75 ACRES
ZONING:	IND1
OFFICE SPACE:	+/- 5,500 SF
CEILING HT:	+/- 13' CLEAR
LOADING:	2 OH DRIVE IN DOORS
HEAT:	GAS
POWER:	AMPLE
PARKING:	25 SURFACE SPACES
RE TAXES (2023/24):	\$30,624.79 /YR

**FREESTANDING
INDUSTRIAL-FLEX BUILDING**

- **THIS BUILDING IS FULLY RENOVATED AND IN IMMACULATE CONDITION WITH STATE-OF-THE-ART OFFICES, COLUMN-FREE SPACE IN EACH UNIT, A 4-YEAR OLD UPGRADED HEATING SYSTEM, A ROOF RECENTLY REDONE, AND EXCELLENT PARKING.**
- **THE BUILDING DIVIDES IN HALF WITH SEPARATE METERS AS FOLLOWS:**
 - SUITE A (EASTSIDE) IS AN OFFICE UNIT. THIS UNIT FEATURES (5) PRIVATE OFFICES, (1) PRIVATE OFFICE/SUITE, CONFERENCE ROOM, BULL PEN AREA, KITCHEN AND (3) BATH ROOMS.**
 - SUITE B (WESTSIDE) IS AN INDUSTRIAL UNIT. THIS UNIT FEATURES 4,500SF WAREHOUSE WITH (1) 10'x10' DRIVE IN DOOR, 13' CLEAR HT, AND 500SF OFFICE SPACE WITH (2) OFFICES AND (2) BATHROOMS.**

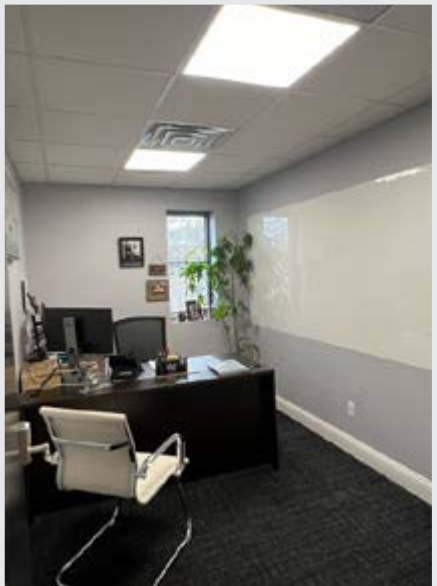
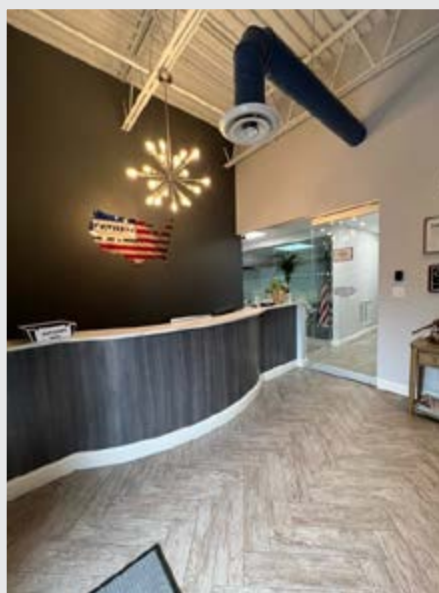
For further information or to arrange an inspection, please contact broker(s):

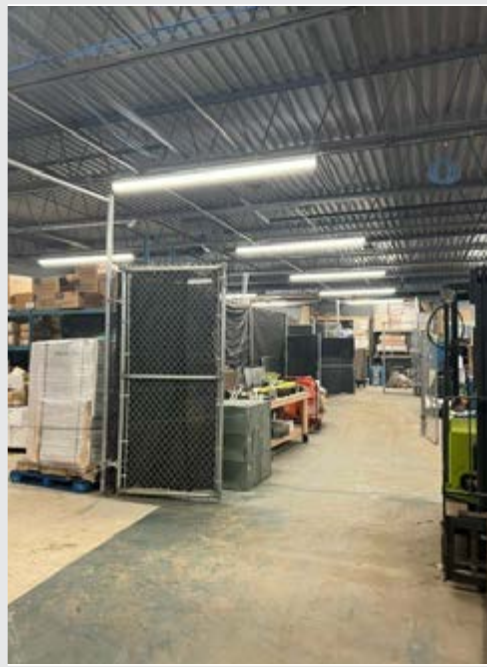
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SITE PLAN

