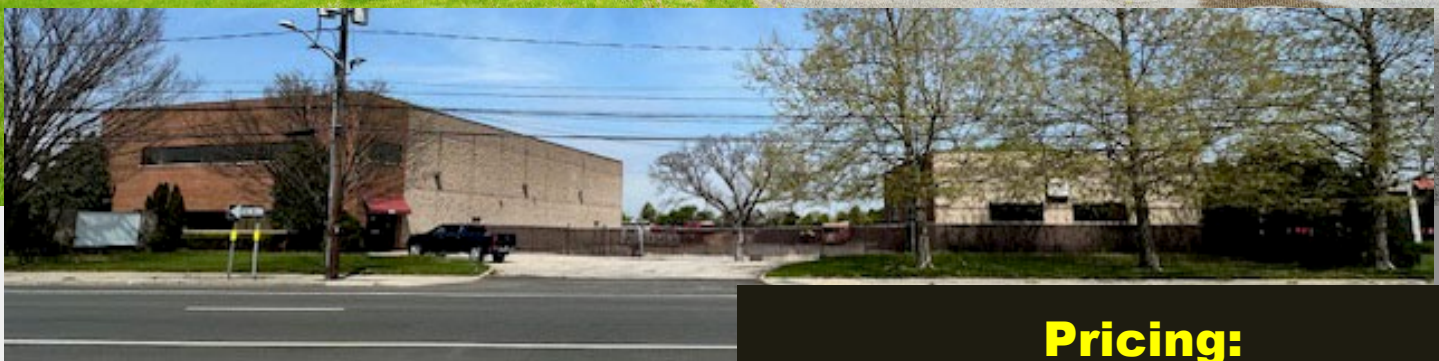


**FOR SALE OR LEASE:  
175 -185 Route 109 West Babylon, NY**



**2 Great Industrial Buildings  
Totaling +/- 14,623sf on 1.15 Acres**

**Building 1** +/- 12,623sf on 3 levels  
+/- 8,123sf Ground Level, 2,500sf 2<sup>nd</sup> Floor  
2,000sf Elevatored Basement w/2 Stair wells  
24ft Ceilings, 3 Drive-in(1 is Massive)  
1 Loading Dock

22% Attractive Office on 2 levels  
2<sup>nd</sup> Floor office can be leased separate as it  
has outside entrance, Fire Sprinklers, Sewers

**Building 2** +/- 2,000sf Wide Open,  
1 Bathroom , 19ft Clear, 2 Drive- Ins , Fire  
Sprinklers , Sewer Connection

- Close to Sunrise Hwy

**Pricing:**

**Bldg 1 +/- 12,623sf - ~~\$3,500,000~~**

**New: \$3,250,000**

**Bldg 2 +/- 2,000sf - \$1,100,000**

**Combined +/- 14,623sf - ~~\$4,350,000~~**

**New: \$3,995,000**

Building 1 - \$40,204.32

Building 2 -\$13,483.59

**For More Information Contact Exclusive Broker:**

**MARIO ASARO**  **SIOR**

PRESIDENT/ BROKER

📞 Cell: 631.553.7329

📞 Office: 631.694.3500 Ext 301

✉️ [masaro@industryone.com](mailto:masaro@industryone.com)

# Yard and Basement



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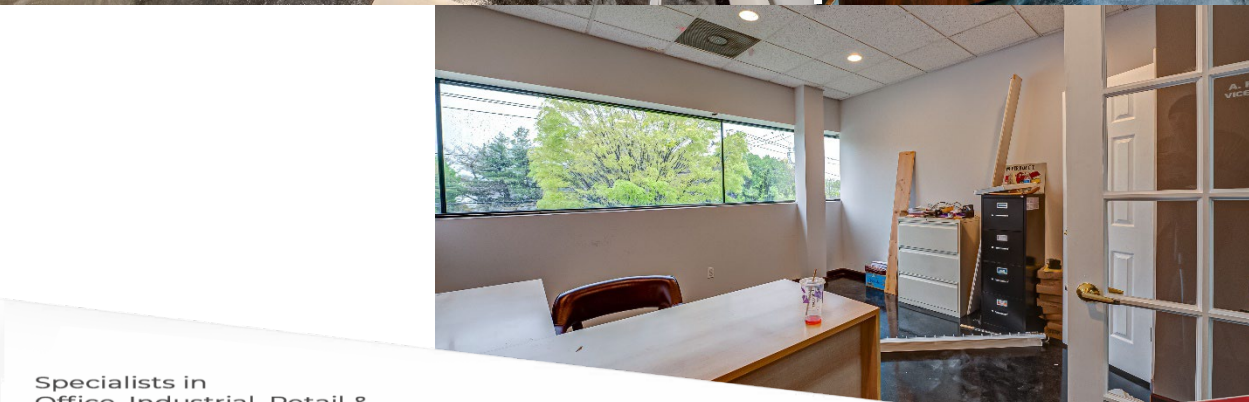
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# Offices



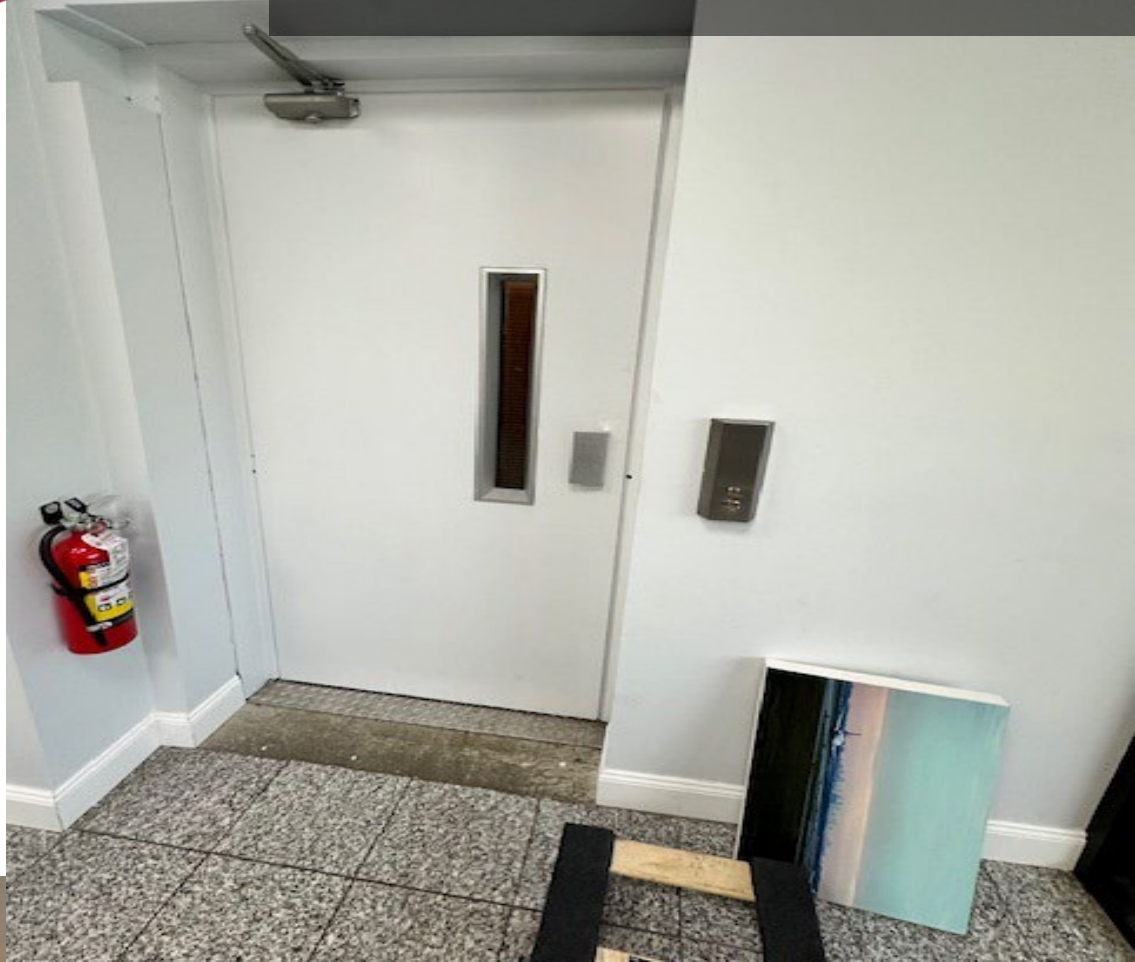
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# Elevator to all 3 Levels



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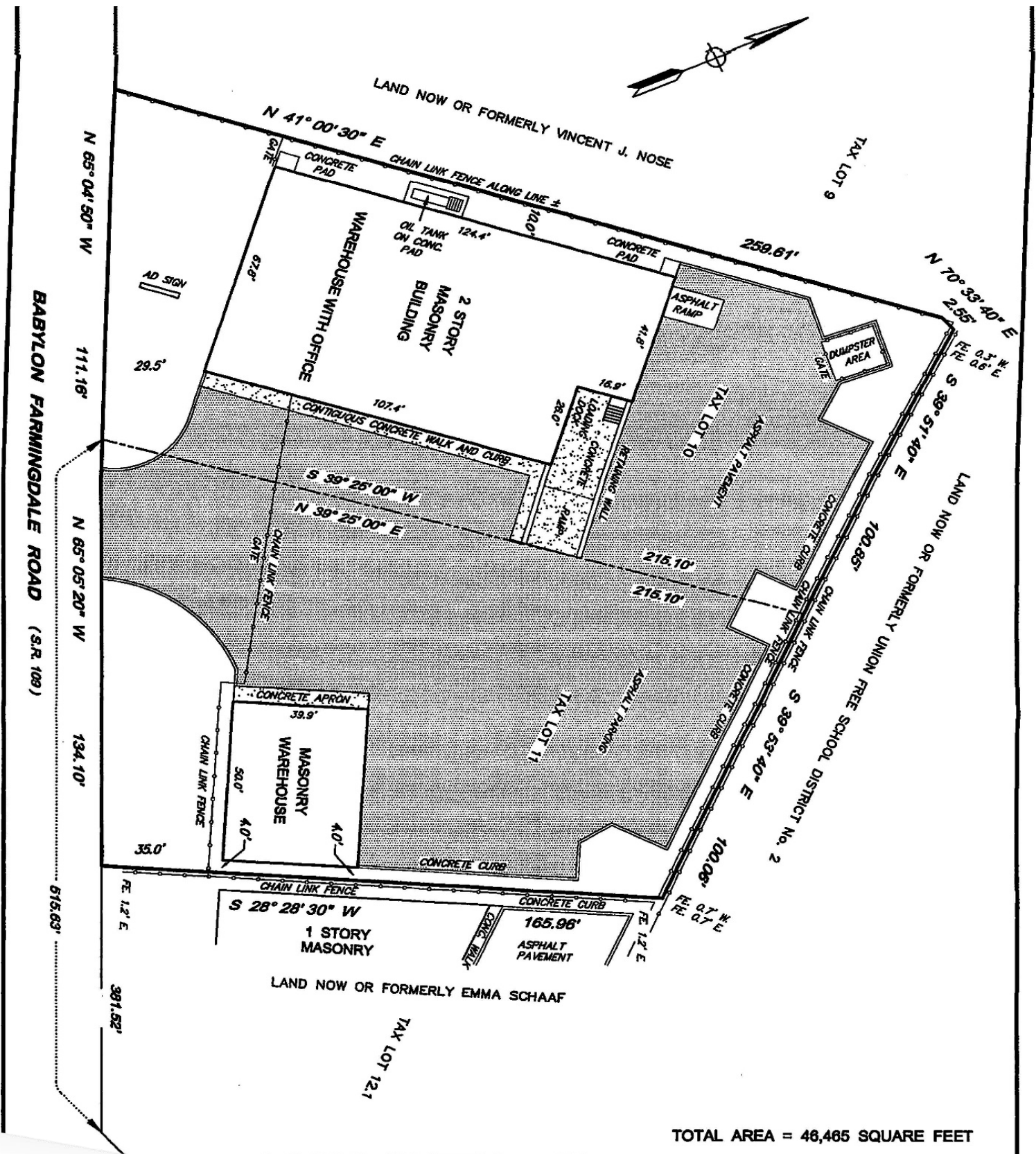
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**TOTAL AREA = 46,465 SQUARE FEET**

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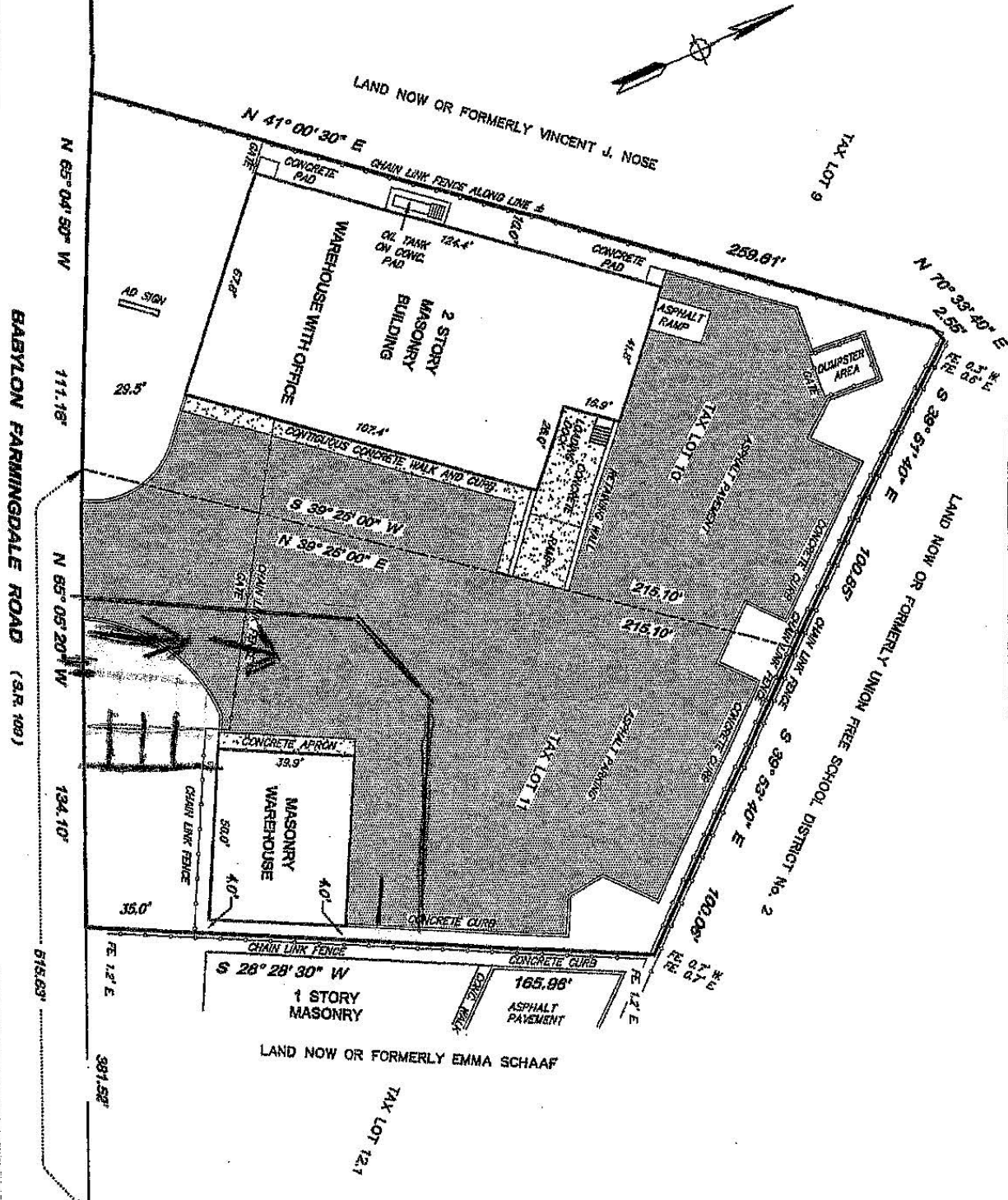
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THE EXISTENCE OF RIGHT OF WAY OR OTHER RIGHTS OF RECORD, IF ANY, SHALL BE SHOWN BY THIS SURVEY.

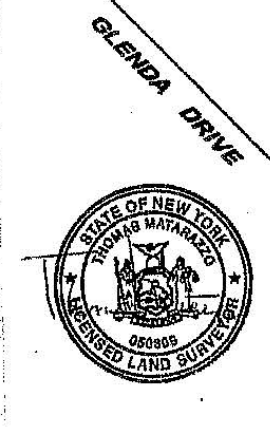
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SCALE: 1" = 20' © 2018

SURVEY OF: DESCRIBED PROPERTY  
FILED MAP:

LOCATED AT: WEST BABYLON, TOWN OF BABYLON  
SUFFOLK COUNTY, NEW YORK

TAX DESIG.: DIT 100; SEC 209; BLK 3; LOTS 10 & 11

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**THOMAS MATARAZZO**  
LAND SURVEYOR 631-472-0968  
32 SEQUOIA WAY, HOLBROOK, NY 11741  
email: TomTheSurveyor@gmail.com

CERTIFIED TO:  
FERRUCCI REAL ESTATE LLC  
PARAGON ABSTRACT, INC.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE NO.: PARA-52521  
DATE: JUNE 22, 2018