

FOR SALE



ASKING PRICE: \$2,295,000

PROPERTY DETAILS:

BUILDING SIZE:	+/- 8,400 SF (DIVIDES IN HALF)
LOT SIZE:	+/- 0.40 ACRES
PARCEL ID:	SEC: 36; BLOCK: 3; LOT: 24
ZONING:	G-INDUSTRY (LIGHT)
OFFICE SPACE:	+/- 25%
CEILING HT:	+/- 14' CLEAR
LOADING:	2 (10'x12') OH DOORS
HEAT:	GAS
POWER:	400 AMPS / 3 PHASE
SEWERED:	YES
PARKING:	AMPLE
RE TAXES (2025/26):	\$36,730.62 /YR

User/Investor Opportunity!

INDUSTRIAL BUILDING

- **THIS BUILDING DIVIDES INTO TWO UNITS OF 4,200 SF, EACH WITH ONE (1) OH DOOR, 200 AMPS / 3 PHASE POWER, SEPARATE UTILITIES FOR HEAT AND ELECTRIC.**
- **GREAT LOCATION - CLOSE TO LIRR, ROUTES 109 & 110 (BROADHOLLOW RD).**
- **WILL BE DELIVERED VACANT - ARRANGED OCCUPANCY!**

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

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