



**Brody Realty Corp.**

270 SPAGNOLI ROAD • MELVILLE, NY 11747  
TEL.: (631) 756-1111 • FAX: (631) 756-1112

# 2,500 SQ. FT. AVAILABLE 1107 STATION RD. 3A, BELLPORT, NY



**\*2,500+/- SF NEWLY RENOVATED  
INDUSTRIAL UNIT, LIGHT  
MANUFACTURING AND  
WAREHOUSE SPACE**

**\*1 DRIVE-IN, 16'X10'**

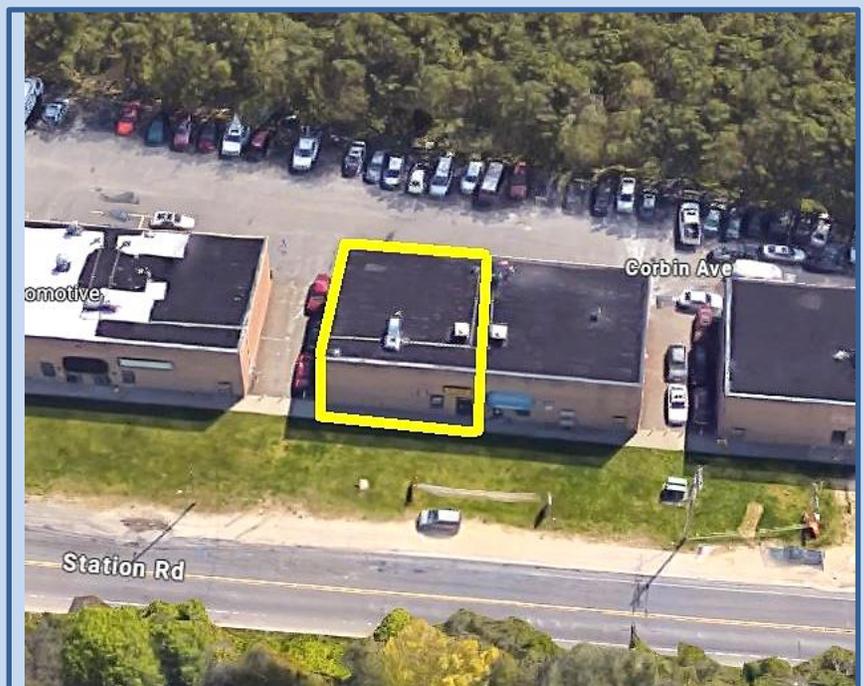
**\*20' CEILINGS WITH SKYLIGHTS**

**\*250+/- SF OFFICE**

**\*RENOVATED WITH NEW  
OFFICE, 2 LARGE BATHROOMS,  
AND NEWLY PAINTED FINISHED  
SPACE**

**\*GREAT ACCESS TO SUNRISE  
HWY., AND THE LONG ISLAND  
EXPRESSWAY**

**NO FOOD OR AUTOMOTIVE USES**



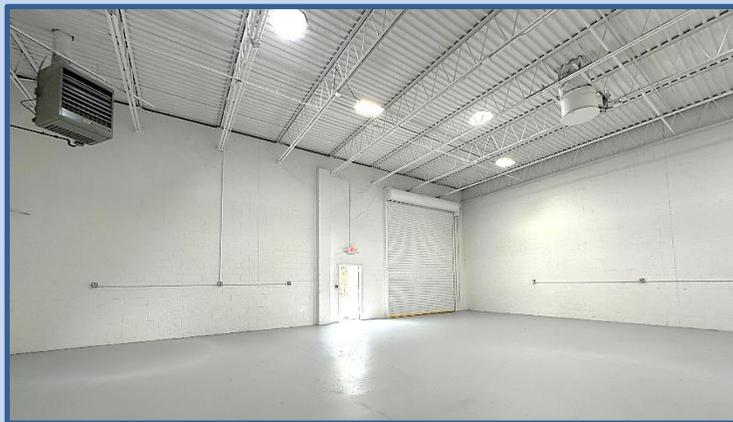


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## **1107 STATION RD. 3A, BELLPORT, NY**



(Pictures are of adjacent unit 3B, same as Unit A)



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