



**5,500 sq. ft. of Industrial Space For Lease**  
**121-125 Nancy St, West Babylon**



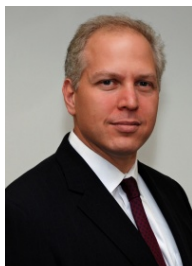
**Specifications:**

**Building Size:** 16,500 sq. ft.  
**Lot Size:** 0.83 Acres  
**Office Space:** 10%  
**Ceiling Height:** 14.0'  
**Loading:** 2 Drive-in(s)  
**Power:** 200 amps

**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$ 15.50 Gross

**Suite 123 • Offices and all three bathrooms just renovated • Warehouse freshly painted. • Column-free unit • Two 12' x 12' drive-in doors • Shared rear gated yard • Great for contractors, manufacturers and distributors**

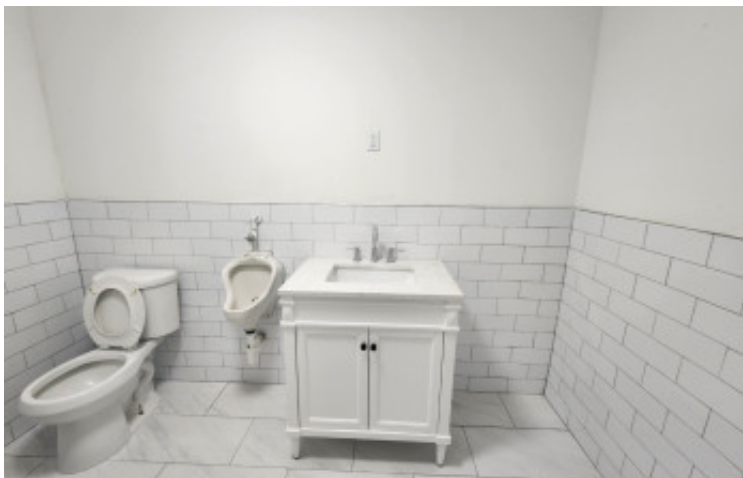


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