

For Sale | Industrial
105 Carlough Road, Bohemia NY 11716

FRONT OF BUILDING



Building Size: 8,000 sf ±
Lot Size: 0.58 acres ±
Offices: 15% ±
Ceiling Height: 14'±
Drive-Ins: 3
Heat: Oil
Power: 600 amps ± (3 Phase)

- IDEAL USER / INVESTOR
- 3 Units 2,000 sf / 2,500 sf / 3,500 sf
- Tenant in 2,500 sf paying \$14.85 psf. Leased till 11/2027 (with option)
- Ample Parking
- Located Between Veterans Memorial Highway & Sunrise Highway

Asking Sale Price: \$ 2,400,000

Approximate Taxes: \$ 16,688.46

METRO
REALTY SERVICES LLC
201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Exclusive Agent:

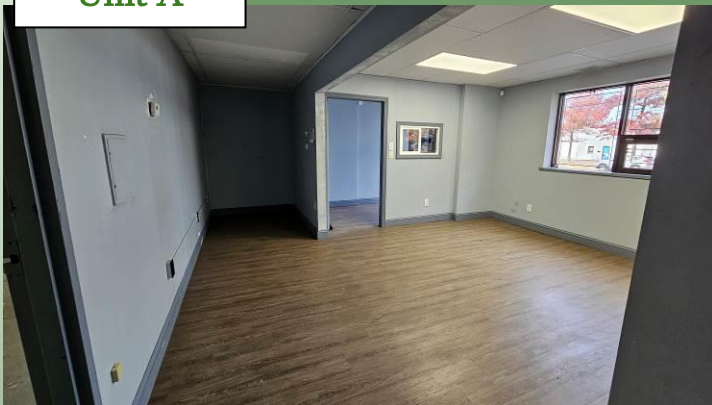
Jeremy D. Hackett
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Managing Partner
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Exclusive Agent:

Michael F. Pisciotta
Licensed Real Estate Salesperson
Office: (631) 770-0700
Cell: (631)-872-1180
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Unit A



Unit A



Unit B



Unit B



Unit C



Unit C



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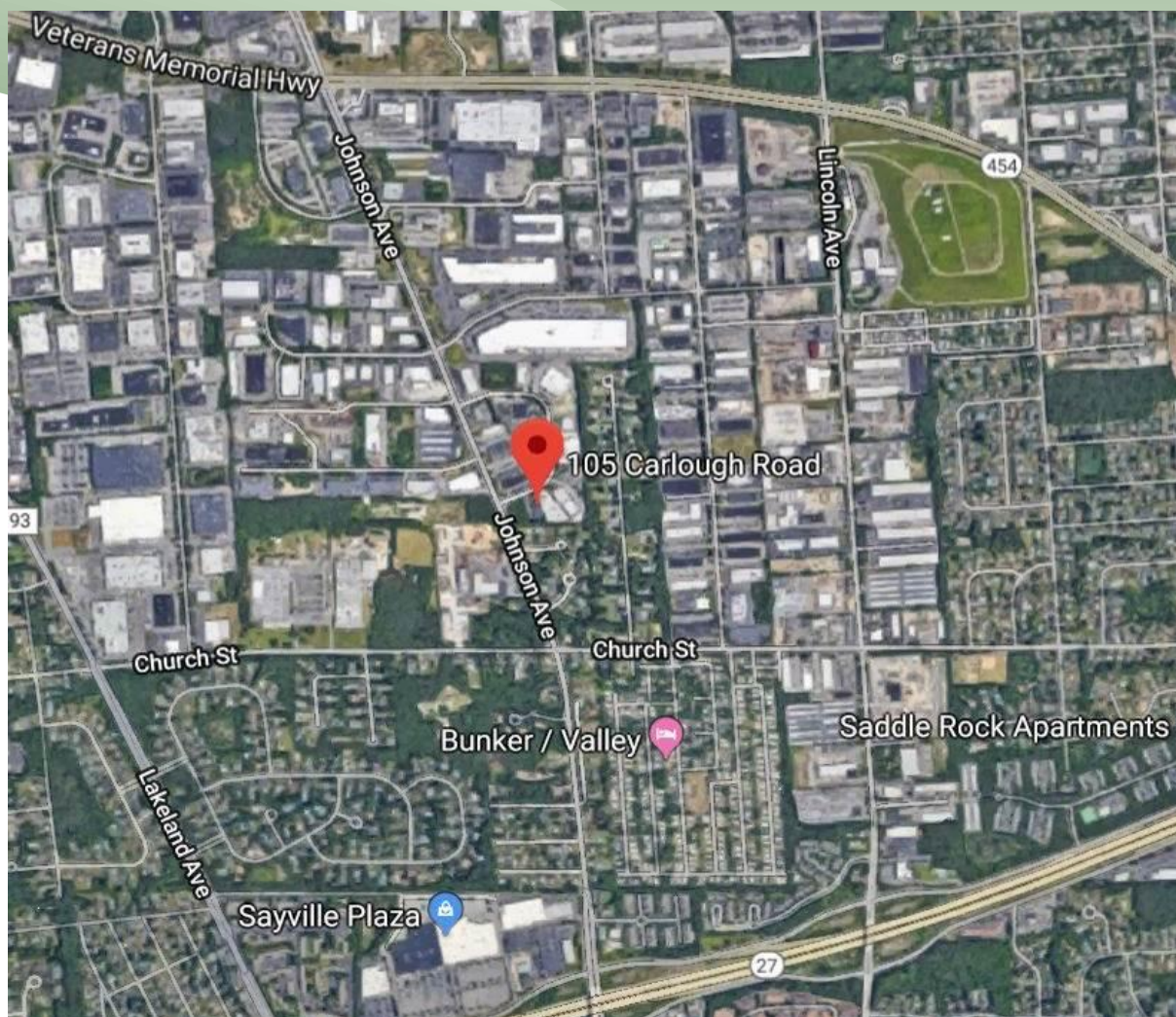
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