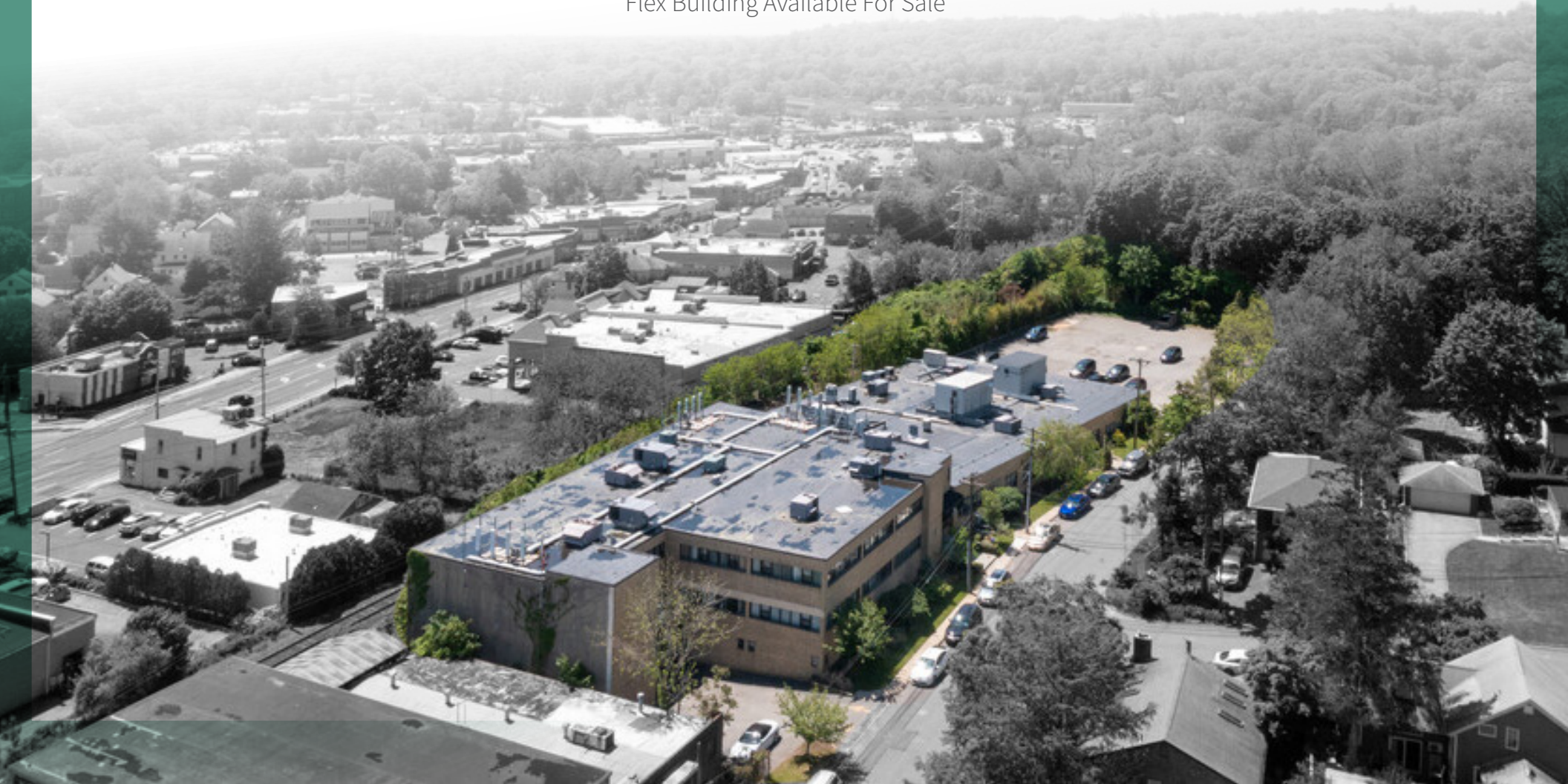




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PLAZA ROAD GREENVALE, NEW YORK

Flex Building Available For Sale





PROPERTY SPECIFICATIONS:

Lot Size:	+/- 1.03 Acres
Stories:	2 + Lower Level
Current Use:	Office/Flex
Lot Dimensions:	407 x 110
Heating:	Natural Gas/Forced Air
Parking:	+/- 115 Spaces, private lot, private garage and ample street
Asking Sale Price:	\$4,995,000
Real Estate Taxes:	\$104,000 (\$1.93 PSF)

HIGHLIGHTS:

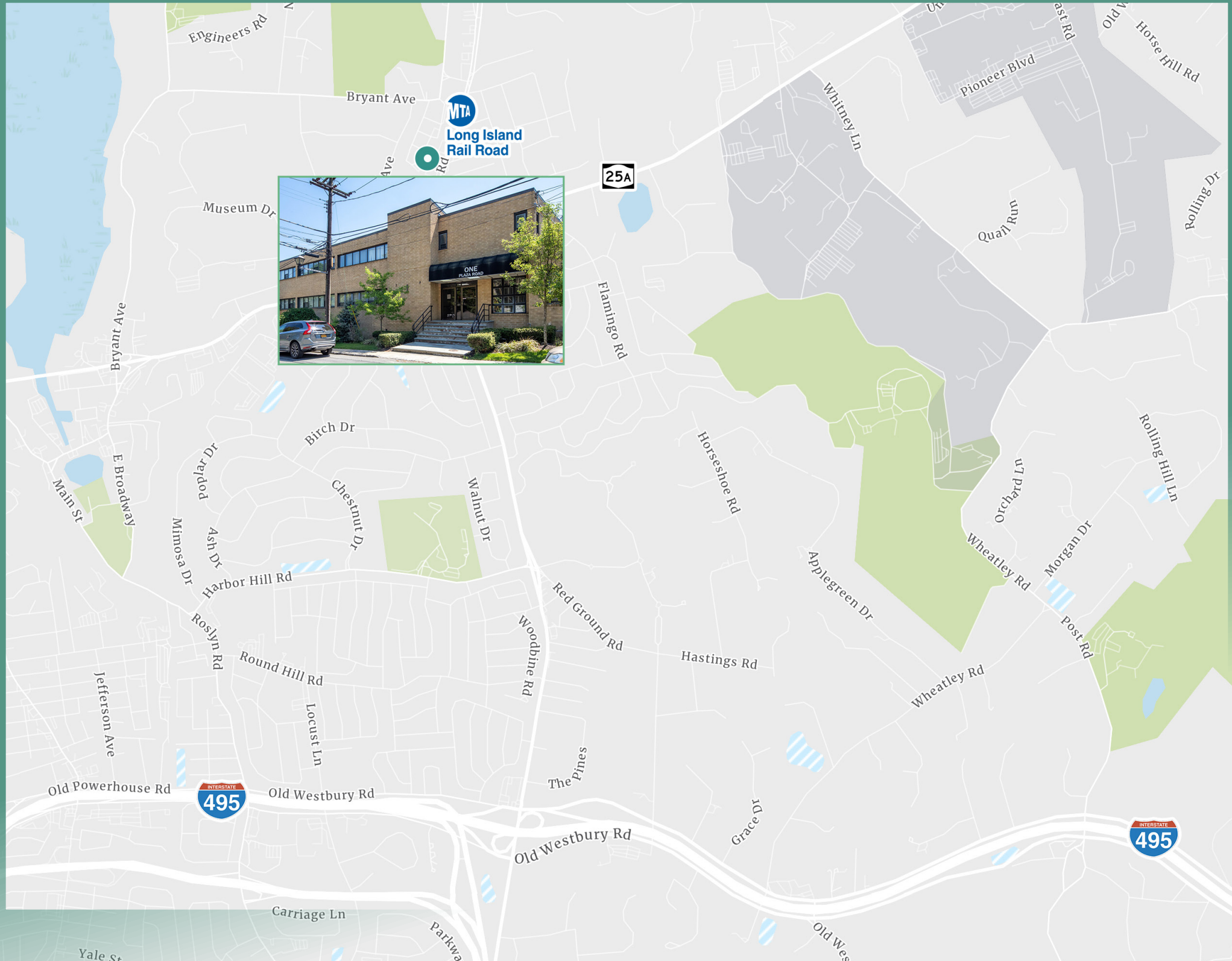
- Flex building for sale
- Steps way from the Long Island Railroad & minutes to the Long Island Expressway
- Ideally located near Route 25A & Glen Cove Road
- Lease options can be made available: *Suite 104: 7,854; Suite 105: 2,878; Suite 108: 1,727; Suite 200: 2,189; Suite 201: 2,983; Suite 203: 1,902; Suite 204: 2,190*





VITA
Long Island
Rail Road

25A





Colliers

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PLAZA ROAD
GREENVALE, NEW YORK

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