

+/- 40,000 SQUARE FEET ON OVERSIZED PARCEL FOR LEASE OR FOR SALE



**PROPERTY HIGHLIGHTS:**

<b>BUILDING SIZE:</b>	<b>+/-40,000 SF</b>
<b>LOT SIZE:</b>	<b>+/- 2.25 ACRES</b>
<b>OFFICE:</b>	<b>+/- 6,500 SF (2ND FLOOR)</b>
<b>POWER:</b>	<b>+/- 600 AMPS (3 PHASE)</b>
<b>PARKING:</b>	<b>AMPLE (100+)</b>
<b>SPRINKLERS:</b>	<b>WET</b>
<b>HEAT:</b>	<b>GAS</b>
<b>HVAC:</b>	<b>FULLY</b>
<b>CEILING HEIGHT:</b>	<b>+/- 15' CLEAR</b>
<b>LOADING:</b>	<b>5 DRIVE IN DOORS</b>
<b>ZONING:</b>	<b>TOWN OF BABYLON G</b>
<b>LEASE PRICE:</b>	<b>UPON REQUEST</b>
<b>SALE PRICE:</b>	<b>UPON REQUEST</b>

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT BROKERS:

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