



**15,100 sf Industrial Building on
Oversized Lot**

Property Description

- 15,100sf on 1.36 Acres of Land
 - Building can be expanded additional +/- 8,500 SF based on zoning
- 30% Office/Flex space
- 16' Clear Ceiling Height
 - Peaks at 17' clear
- 1 Drive-in
 - 14' height
- 1 Loading Dock
- Almost Full HVAC
- Fully Sprinklered
- Heavy Power - 1200 Amps
- Gas Heat
- 56 Parking Spaces
- Town of Babylon Zoned GA Industrial

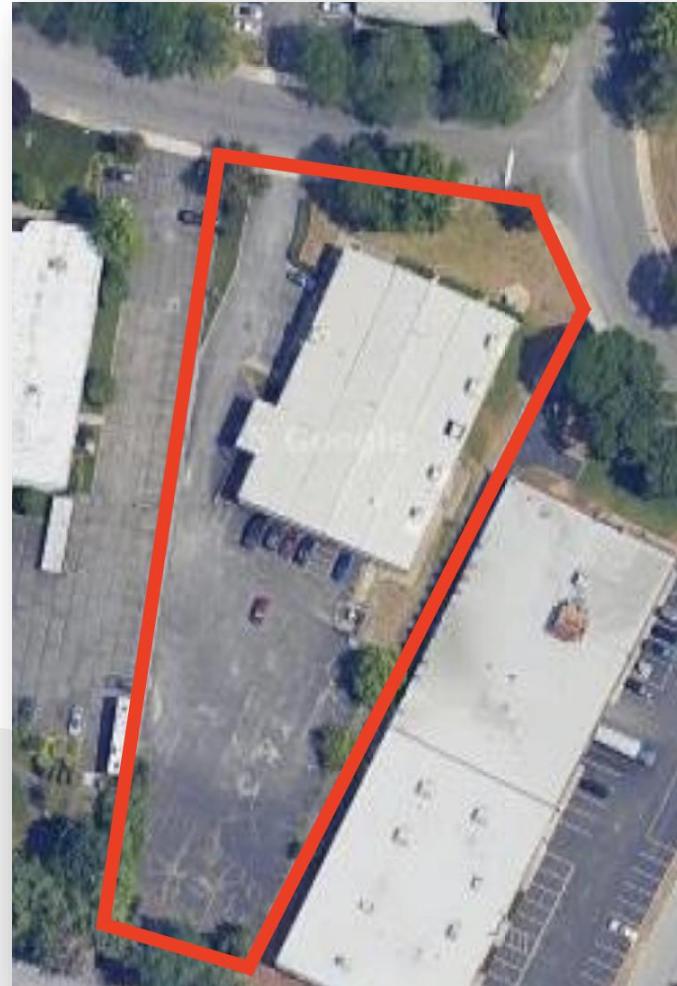
For Information Contact Exclusive Broker:

GREG PICKER

 Cell: 631.741.2207

 Office: 631.694.3500 Ext 309

 gpicker@industryone.com



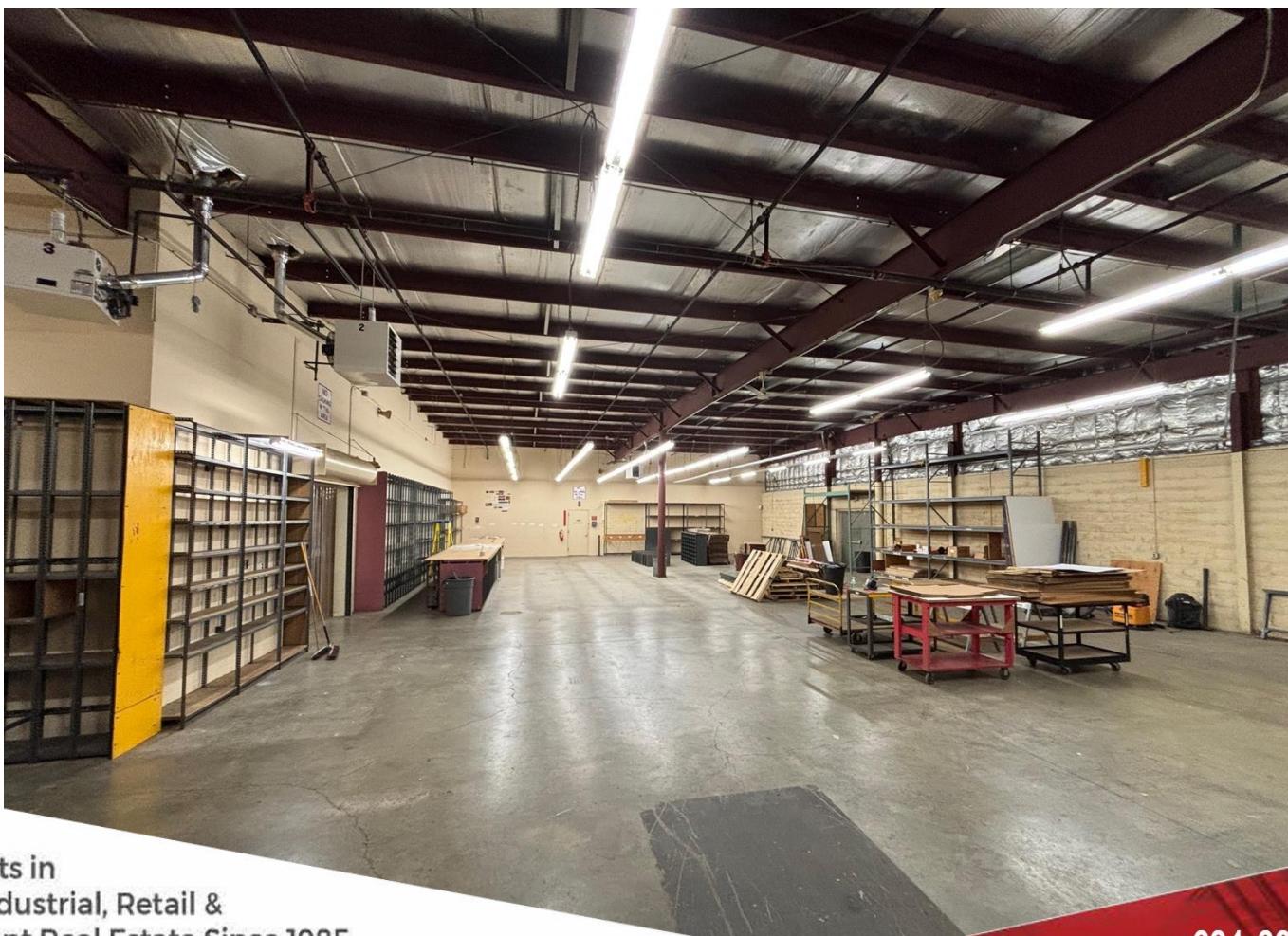
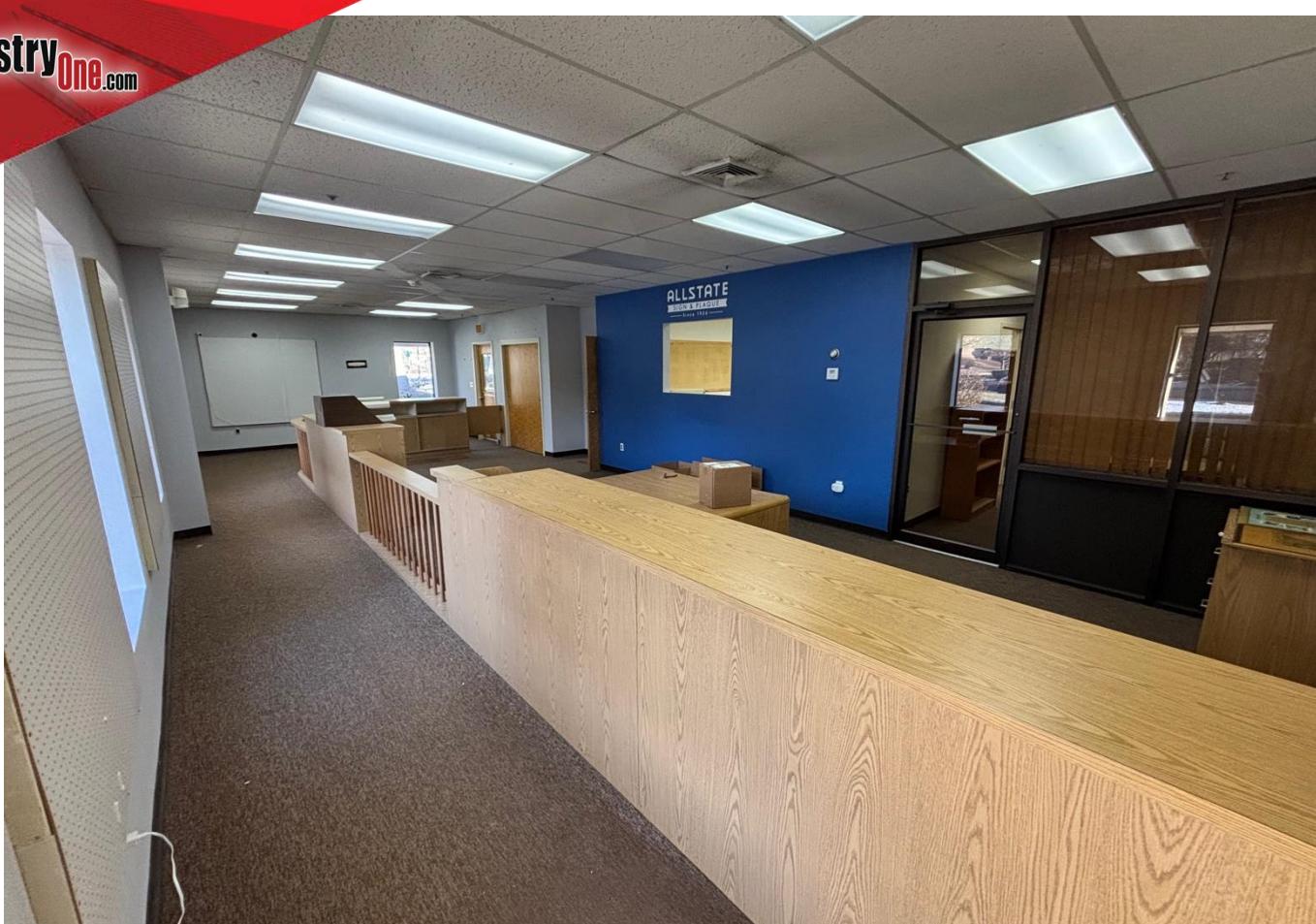
**PRICING: \$4,299,000
Taxes: \$44,720**

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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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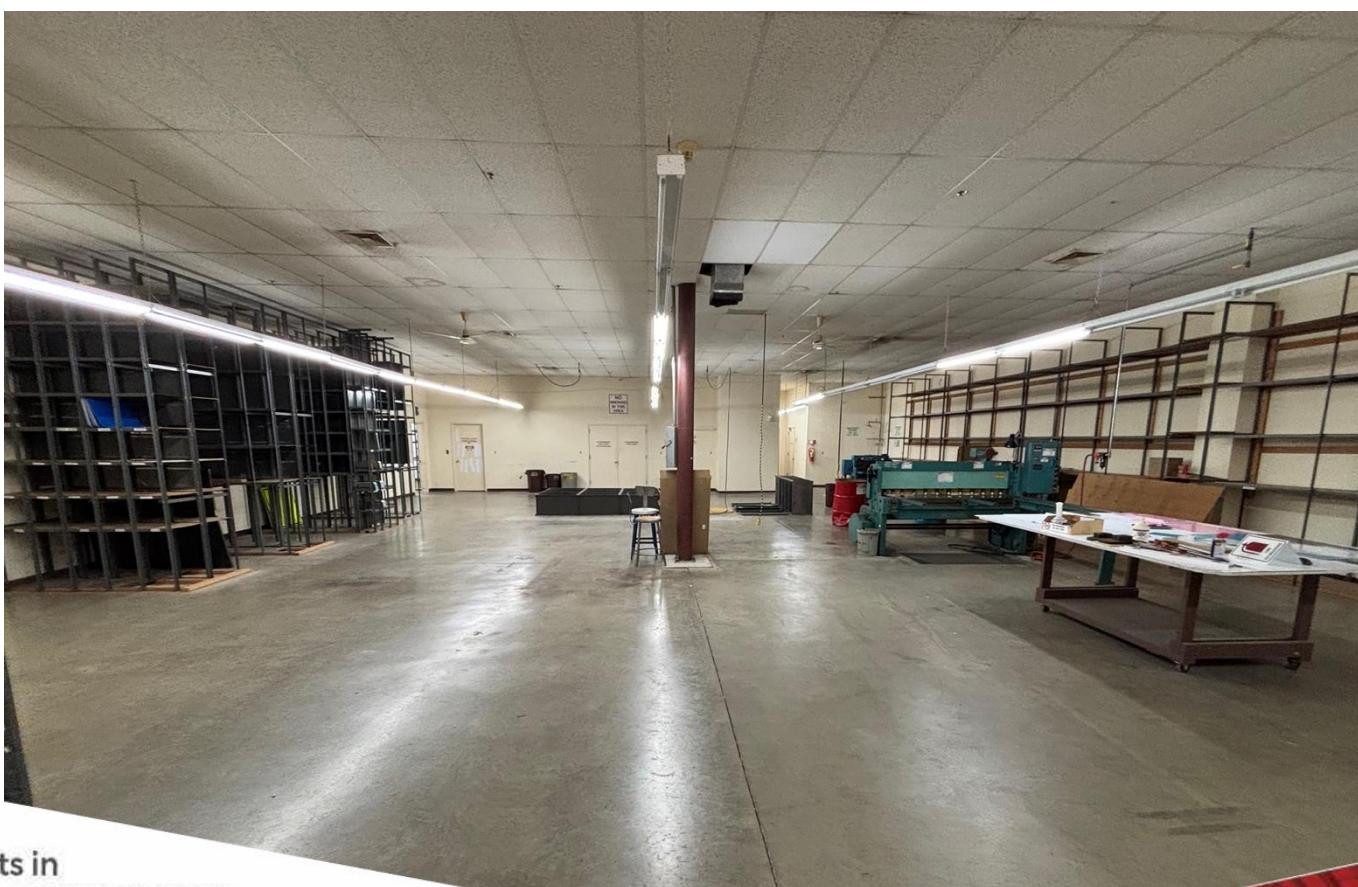


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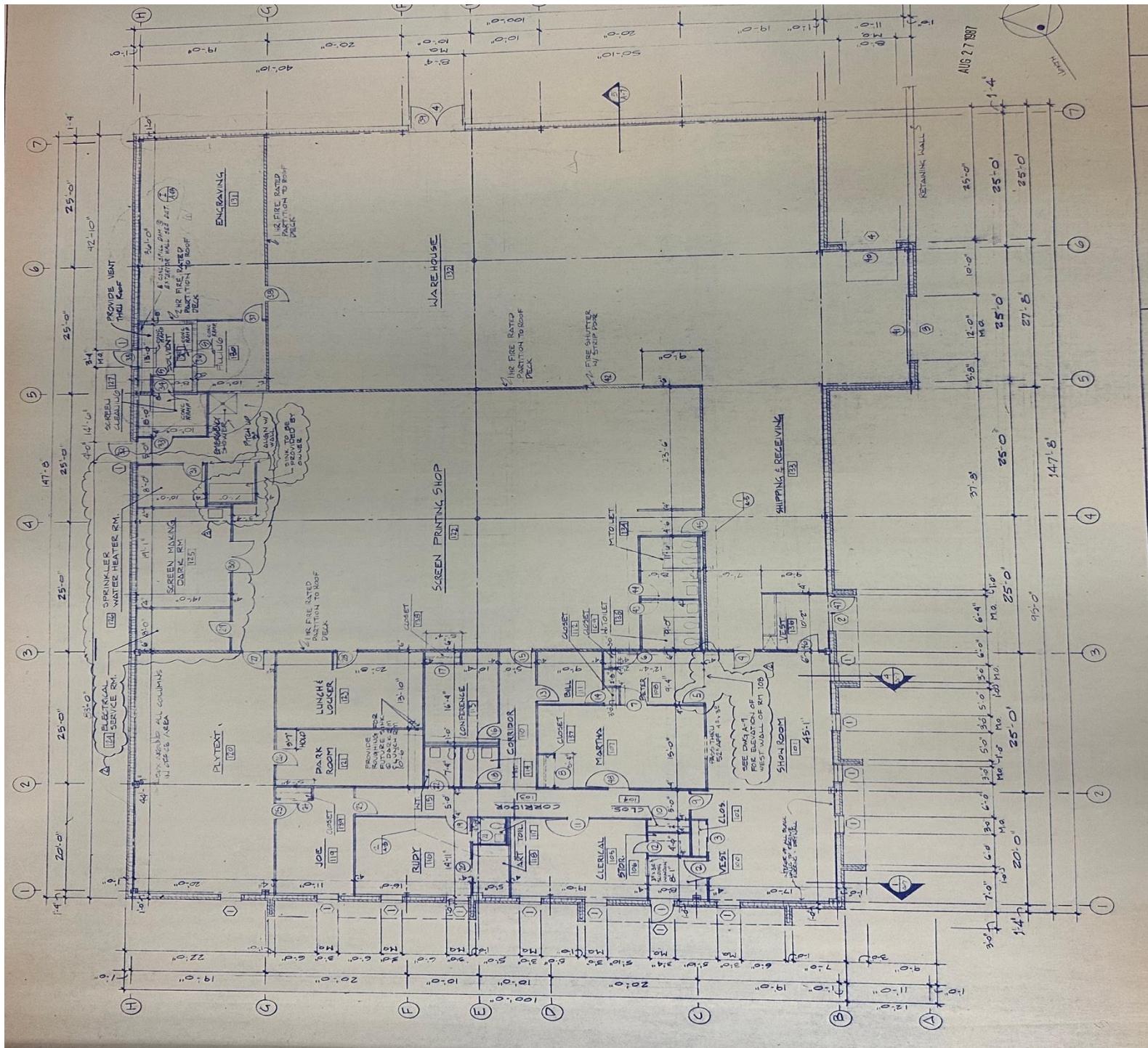
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*File available upon request



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