



**SCAN ME  
FOR VIDEO TOUR**



### Property Description

- +/- 12,480sf on 27,000sf of Land
- 30% Very High-End Office
- Ceiling Height: 14' Clear
- New Roof
- 2 Drive-ins
- 1 Loading Dock
- Heavy Power – 800amps
- LED Lighting
- Heavy Duty Fenced Yard
- Connected to Sewers



**For Information Contact Exclusive Broker:**

**MARIO ASARO**  **SIOR**  
PRESIDENT/ BROKER

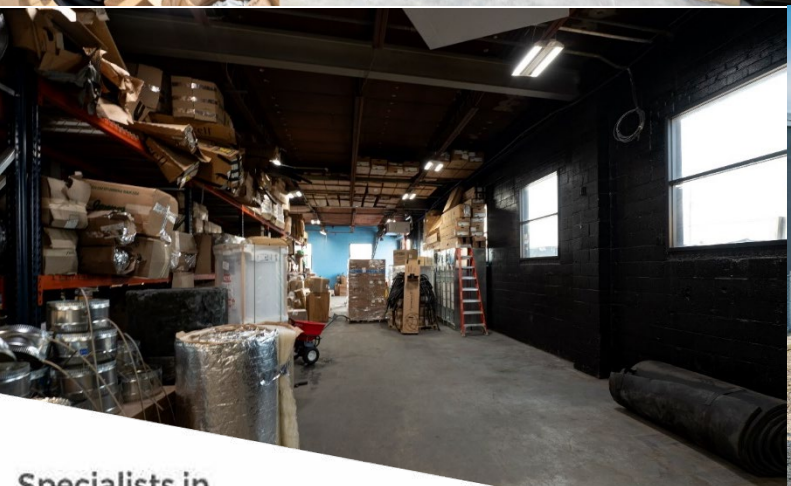
Cell: 631.553.7329  
Office: 631.694.3500 Ext 301  
masaro@industryone.com



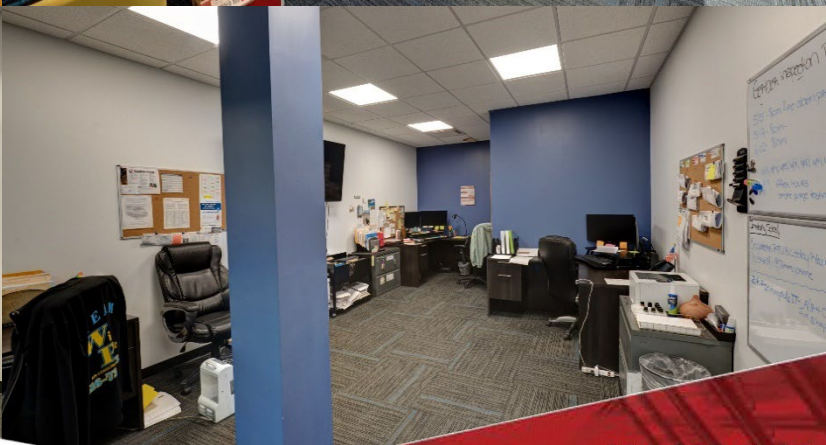
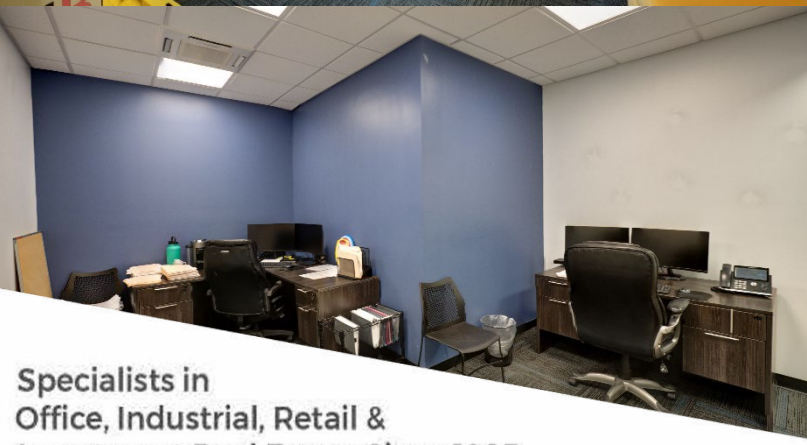
**Lease: \$18.00sf Triple Net  
Sale Pricing: Call for Details  
Taxes: \$33,600**

**Specialists in  
Office, Industrial, Retail &  
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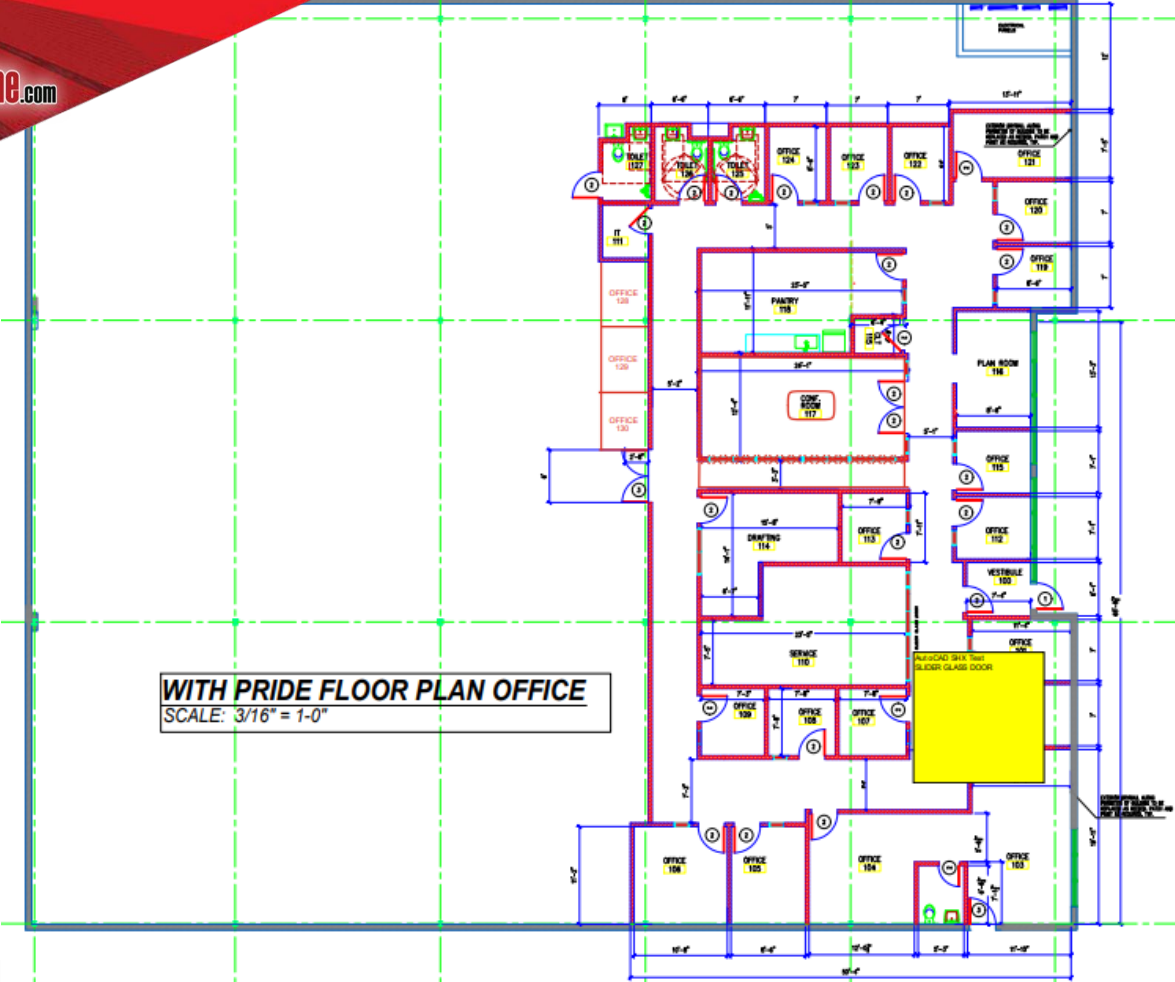
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**WITH PRIDE FLOOR PLAN OFFICE**  
SCALE: 3/16" = 1'-0"



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