

**FOR SALE***User/Investor Opportunity!***PROPERTY DETAILS:**

BUILDING SIZE:	+/- 8,808 SF
YEAR BUILT:	1985
LOT SIZE:	+/- 0.62 ACRES
PARCEL ID:	0500-192.00-01.00-008.023
ZONING:	IND-1
TOWNSHIP:	ISLIP
OFFICE SPACE:	+/- 10%
CEILING HT:	+/- 14' CLEAR
LOADING:	1 (13'x12') DRIVE IN 1 EXT DOCK
HEAT:	GAS
AIR CONDITIONED:	FULLY
POWER:	400 AMPS
SPRINKLERED:	YES
PARKING:	+/- 22 SPACES (INCL. HANDICAPPED)
RE TAXES (2025/26):	\$25,765.60 /YR (CERTIORARI IN PROGRESS)

INDUSTRIAL BUILDING

- **THIS BUILDING IS VERY WELL MAINTAINED.**
- **PARKING IN FRONT AND REAR OF BUILDING (SEE ATTACHED SURVEY).**
- **LOCATED JUST SOUTH OF VETERANS MEMORIAL HWY (RTE 454), CLOSE TO SUNRISE HWY, LI MACARTHUR AIRPORT, LIRR.**

PRICE UPON REQUEST

For further information or to arrange an inspection, please contact broker(s):

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