



**Freestanding building in the heart of the Bohemia industrial park**

### **Additional Highlights**

- Freestanding, self-contained building
- Ideal for warehouse and manufacturing
- Additional 1,200 sf freestanding office building on site that can be occupied, leased out, or removed for additional parking or outdoor storage

### **Building Information**

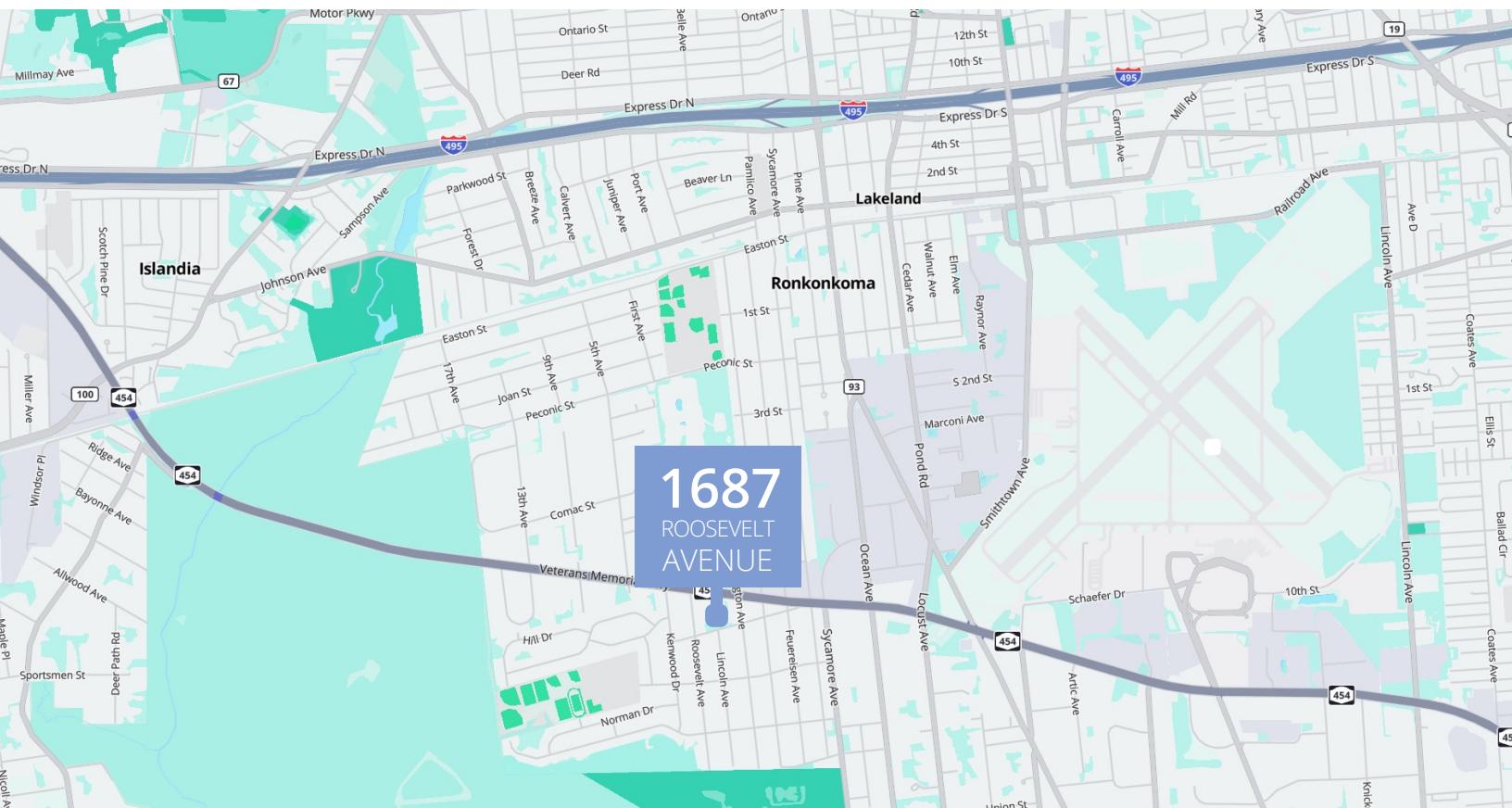
<b>Total RSF</b>	9,080 sf
<b>Land Area</b>	0.69 acres
<b>Office Portion</b>	15%
<b>Ceiling Height</b>	12' – 14' clear
<b>Loading</b>	1 drive-in
<b>Power</b>	400 amps
<b>Parking</b>	Ample
<b>Heat</b>	Gas
<b>Taxes</b>	\$28,102 per annum
<b>Asking Price</b>	\$2,695,000

# Industrial building for sale

1687 Roosevelt Avenue, Bohemia, NY 11716



## Area Map



## Get more information:

**Paul Farrell**, Associate | D. 516 962 5407 | M: 631 662 3441 | [paul.farrell@avisonyoung.com](mailto:paul.farrell@avisonyoung.com)

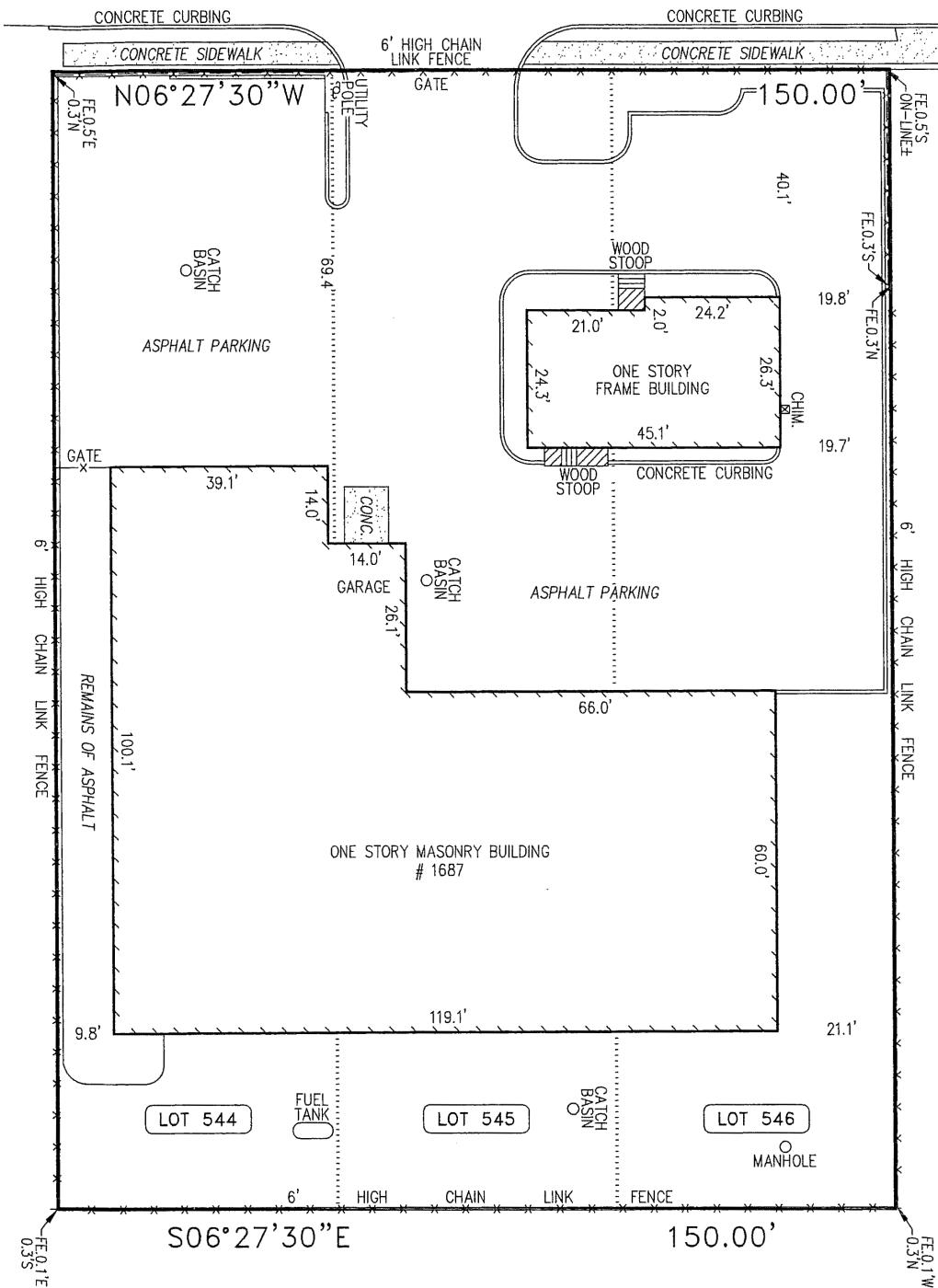
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