

# Available | Industrial

231 Edison Ave, W Babylon, NY 11704



Building Size: 12,760 sf ±  
Lot Size: .63 acres ±  
Offices: 1,850 sf ±  
Ceiling Height: 12' ±  
Drive-Ins: 2  
Loading Docks: 1  
Heat: Oil  
Power: 400 amps ±

- Located in The W Babylon Industrial Park
- Zoned Industrial GB Town of Babylon
- Located on the corner of Eads St
- 4 Executive parking spaces
- Rear yard w/ parking
- Easy access to Long Island Expressway
- Easy Access to Southern State Parkway

Office space consisting of a reception area w/ bullpen, 4 private offices, 2 private restrooms, 1 large conference room, 1 smaller conference room.

Lease Price: \$17.00 Gross  
Taxes: \$26,291.00 ±  
Available for Sale Call for pricing

**METRO**  
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