



**FOR SALE**

## UNIT #2 | SPACE DETAILS:



SPACE AVAILABLE:	+/- 1,850 SF
ZONING:	INDUSTRIAL
CEILING HT:	+/- 13' CLEAR
LOADING:	1 DRIVE IN
HEAT:	GAS
POWER:	200 AMPS / 3 PHASE
PARKING:	GOOD
RE TAXES (2022/23):	\$4,800 /YR
CAM:	\$220 /Mo

**ASKING: \$462,500 (\$250 PSF)**

**Price Reduced!**

## INDUSTRIAL UNIT

- PART OF A +/- 32,060 SF MULTI-TENANTED BUILDING ON +/- 1.50 ACRES
- 24/7 ACCESS
- SIGNAGE
- LOCATED IN THE HEART OF MACARTHUR VETS HWY BUSINESS CORRIDOR, CLOSE TO VETS HWY., LONG ISLAND EXPY., SUNRISE HWY., LI MACARTHUR AIRPORT AND LIRR.
- WRAP AROUND BUILDING ACCESS

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

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