

+/- 50,000 SQFT INDUSTRIAL BUILDING ON +/- 5 ACRES
CLOSE PROXIMITY TO THE LONG ISLAND EXPRESSWAY

AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS:

BUILDING SIZE:	+/- 50,000 SQFT
LOT SIZE:	+/- 5 ACRES
CEILING HEIGHT:	19.5' CLEAR
PARKING:	AMPLE
POWER:	HEAVY (2000 AMPS+)
HVAC:	GAS
LOADING:	3 LOADING DOCKS 1 DRIVE IN DOOR
SPRINKLERS:	WET
ZONING:	BROOKHAVEN L-1
RE TAXES:	\$2.12 PSF
PRICING:	\$11,250,000 (\$225 PSF)
OCCUPANCY:	UPON CLOSING

**ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED.
ALL INTERESTED PARTIES SHOULD CONDUCT THEIR OWN INDEPENDENT VERIFICATION.**

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, CONTACT EXCLUSIVE BROKER:

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