

FOR SALE



ASKING PRICE: UPON REQUEST

CONDO UNIT | DETAILS:

SPACE AVAILABLE:	+/- 2,500 SF
ZONING:	IN1
OFFICE SPACE:	+/- 15%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (14'H X 12'W) DRIVE IN DOOR
HEAT:	GAS / ELECTRIC
POWER:	200 AMPS / 3 PHASE
SPRINKLERED:	YES
PARKING:	AMPLE
RE TAXES (2021/22):	\$6,000 /YR

INDUSTRIAL CONDO UNIT

- PART OF A 43,792 SF, 1-STORY, MULTI-TENANTED BUILDING WITH NEW ROOF.
- THIS UNIT INCLUDES TWO (2) OFFICE ROOMS, KITCHENETTE, BATHROOM AND MEZZANINE ON TOP OF THE OFFICE AREA.
- BEAUTIFULLY MAINTAINED UNIT WITH EPOXY FLOORING \ THROUGHOUT THE WARHOUSE.
- EASILY ACCESSIBLE TO THE LONG ISLAND EXPY, VETERANS MEMORIAL HWY, LI MACARTHUR AIRPORT, JOHNSON AVE & OCEAN AVE.

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

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