



FOR SALE OR FOR LEASE

Property Description

- +/- 3,600sf Free Standing Building
- 80% Class A Office
- 20% Clean Warehouse
- +/- 25 Car Parking
- .26 Acre Site
- Insulated Rear Roll Up Drive-in Door
- Gas Heat
- Totally Renovated Almost Full HVAC
- Just off Route 110
- Taxes: \$19,512

CALL FOR ASKING PRICE

For More Information Contact Exclusive Brokers:

MARIO ASARO  **SIOR**

PRESIDENT/ BROKER

📞 Cell: 631.553.7329

☎ Office: 631.694.3500 Ext 301

✉ masaro@industryone.com

📁 Industry One Realty Corp

🏠 150 Broadhollow Rd Suite 315
Melville, NY 11747

GREG PICKER

LICENSED RE SALESPERSON

📞 Cell: 631.741.2207

☎ Office: 631.694.3500 Ext 309

✉ gpicker@industryone.com



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com

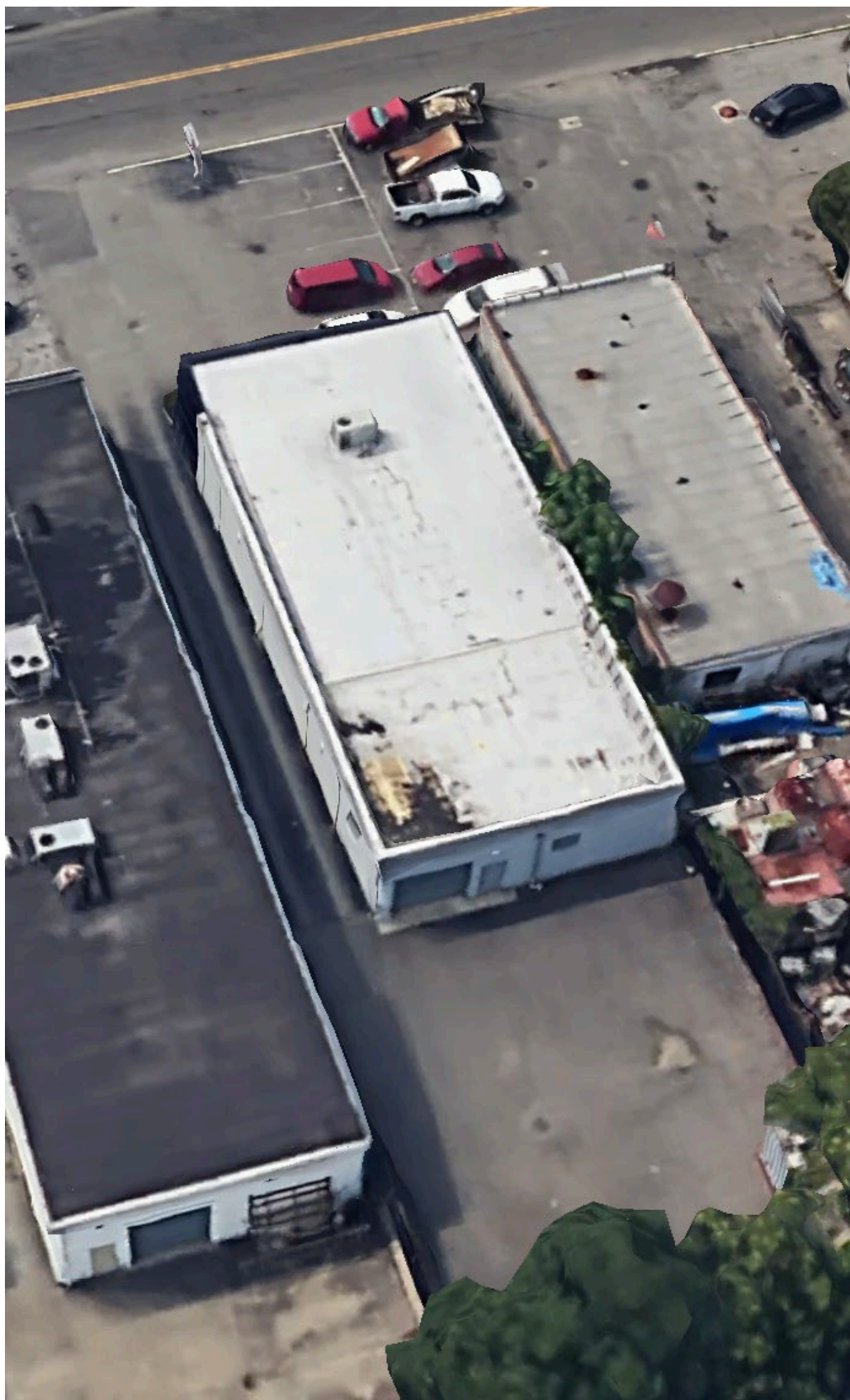


**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com





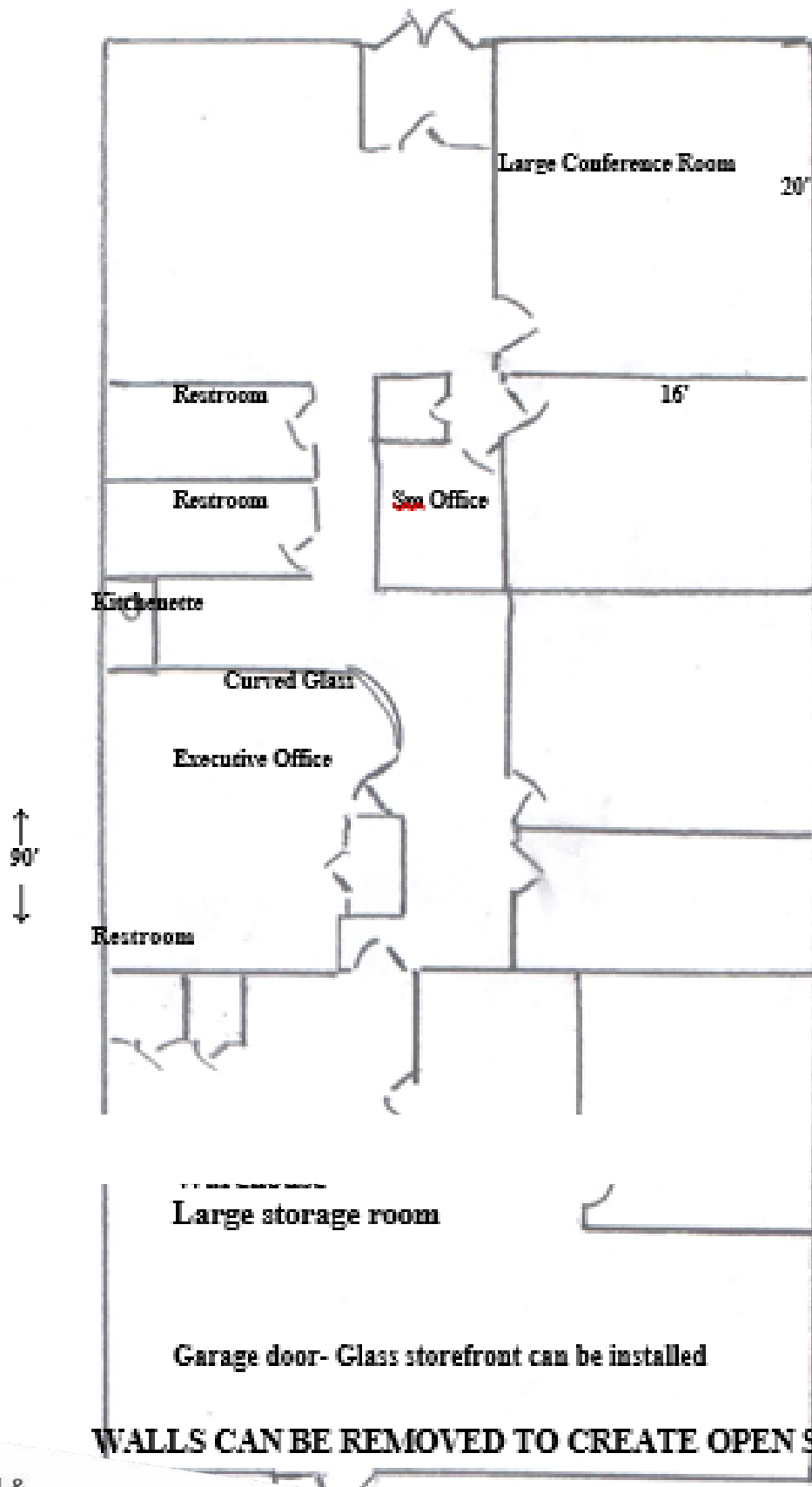
**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com

71 Gazza Blvd. Farmingdale (not to scale)

←40→



WALLS CAN BE REMOVED TO CREATE OPEN SPACE