

1,600 sq. ft. of Industrial Space For Lease

431 Broadway, West Babylon



Specifications:

Building Size:	7,400 sq. ft.
Lot Size:	0.31 Acres
Office Space:	15%
Ceiling Height:	15.0'
Loading:	1 Drive-in(s)
Power:	200 amps
A/C:	Offices Only
Parking:	2

Pricing and Timing:

Occupancy:	Immediately
Lease Price:	\$22.50/sq. ft. Gross

Pristine warehouse space with LED Hexagon overhead lights • Close proximity to Sunrise Hwy and Rte 109 • Comfortable office space with private bathroom



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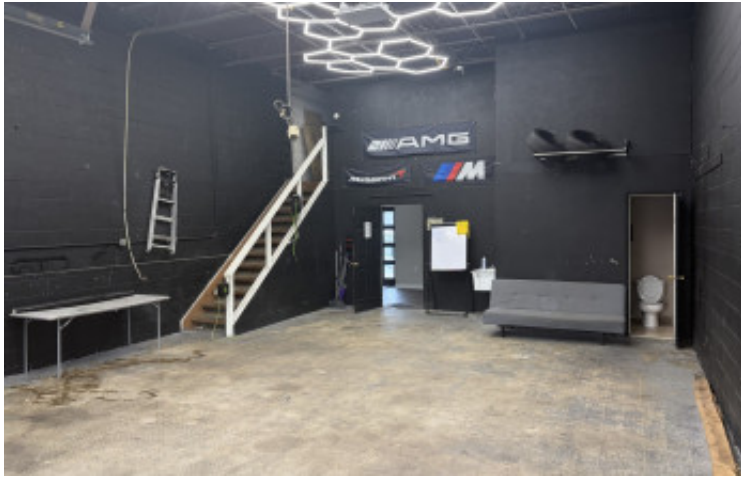


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