



658

BLUE POINT ROAD
HOLTSVILLE, NY

**FREE STANDING INDUSTRIAL BUILDING
FOR SALE**



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Free Standing Industrial Building with Excellent Corporate Image Situated on the Well Traveled Blue Point Road

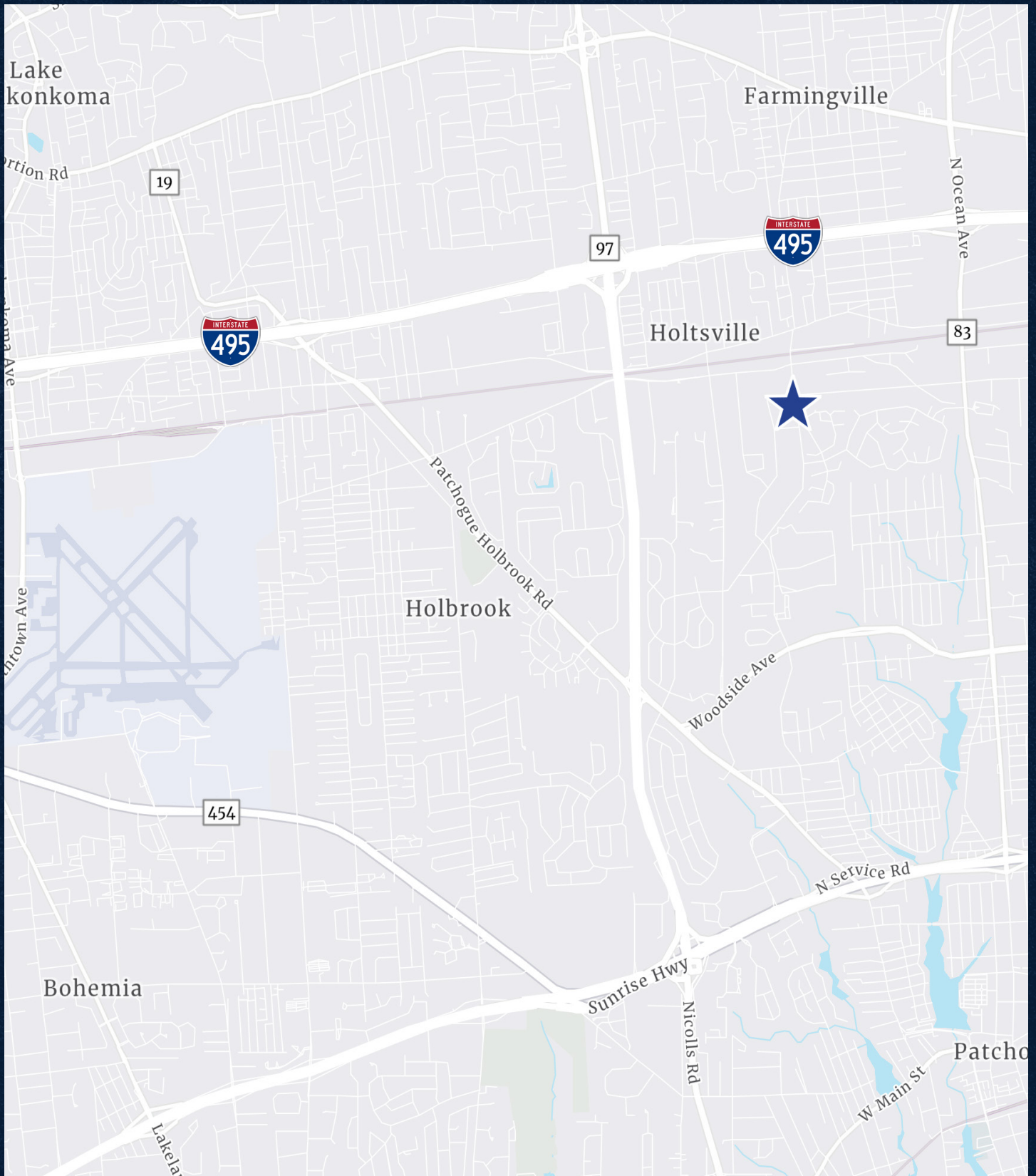
Building Size:	5,000 SF
Plot:	1.19 acres
Office:	1,000 SF
Ceiling Height:	14' clear
Loading:	2 drive ins (12x12 & 12x10)
Power:	600 amps 3 phase
Heat:	Gas
Asking Sale Price:	\$1,390,000 (\$278.00 PSF)
Taxes:	\$14,894.79
Zoning:	Town of Brookhaven Light Industrial

HIGHLIGHTS

- Building sits on an oversized parcel allowing for potential expansion, outside storage and/or excess vehicle parking
- Building currently divides into 3,000 SF an 2,000 SF units with individual loading, offices, bathrooms, and gas meters (demising wall is non load bearing)
- Strategically located 1 mile south of the Long Island Expressway exit 62
- Airlines throughout warehouse

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.





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