

# PROPERTY OVERVIEW

Building Size:	± 10,050 SF
Office Area:	± 1,200 SF
Year Built:	1982
Site Area:	1.33 Acres
Clear Height:	14' - 16' Clear
Drive-Ins:	Two (2)
Parking:	32 Spaces
Power:	1,200 Amps @208 Volts (3 Phase)
Use:	Light Manufacturing
Real Estate Taxes:	\$21,663.78 (per annum.)
Sale Price:	\$1,900,000

## **Property Highlights:**

- · Freestanding Building
- Ample Parking
- Building Sits On Oversized Parcel Of Land
- Excellent Opportunity To Service The North Fork And The Hamptons
- Proximity To The Long Island Expressway
- \* Site Visits by Appointment Only. Please Do Not Disturb Current Occupier\*



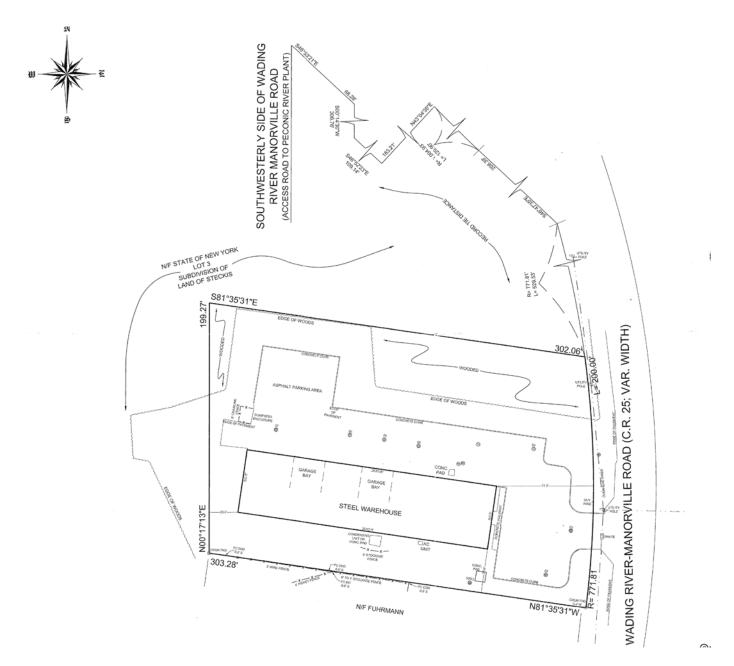








# **PROPERTY SURVEY**





**POPULATION DENSITY / CONSUMERS** 

37,593

Consumers In A 5 Mile Radius

477.8

Population Density Per Sq. Mi.

\$137,049

AHHI In 5 Mile Radius



**Eastern Suffolk County Location Easily Accessible To** The Long Island Expressway, Brookhaven National Lab, and Calverton Executive **Airpark** 



3.15 Miles From The Long **Island Expressway Exit 69** 



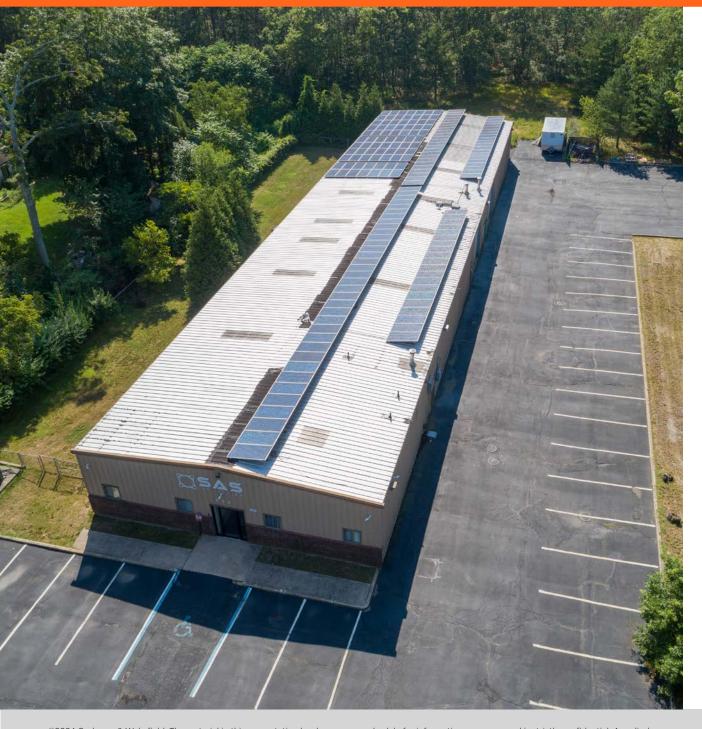
37,593 Residents Within A 5-Mile Radius And An AHHI Of \$137,049



0.56 Miles from Calverton **Executive Airpark** 

### **DRIVE DISTANCE POPULATIONS**

**8,341** | 3 Miles **37,593** | 5 Miles **566** | 1 Mile



# FOR MORE INFORMATION, **CONTACT:**

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### PROPERTY WEBSITE



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