

For Sale | Industrial

510 Manhattan Ave, West Babylon, NY

(aka 606 Rutgers Rd)

PRICE REDUCED



Building Size: 4,500 sf ±
Lot Size: .19 acres ±
Offices: 15% ±
Ceiling Ht: 13' 3" Clear ±
Loading: 2 Drive-Ins
Heat: Gas (1 million BTUs to Building)
Power: 600 amps
(2 svcs 200/400 @ 480v)
Age: Built 1985
Sewers: Yes
Zoning: GA Industrial / Babylon

- Floor Drains
- 2 Electrical Services
- Camera System to Email
- FDA Approved Manufacturing Facility
- SQF Certified
- NYS Agriculture Approved
- 2 three bay sinks with in floor grease traps included
- 1 Million BTU Boiler Included
- ± 800' of Refrigeration (Interior Dimensions)
- Originally Set Up for Multiple Divisions

Sale Price: ~~\$ 1,700,000~~ **\$1,495,000**
Taxes: \$ 15,209.53 / year ±

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Andrew B. Blumenthal

Licensed Real Estate Broker

Managing Partner

Cell: [\(516\) 581-6140](tel:(516)581-6140)

andy@metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

Cell: [\(516\) 456-0108](tel:(516)456-0108)

jeremy@metrorealtyservices.com

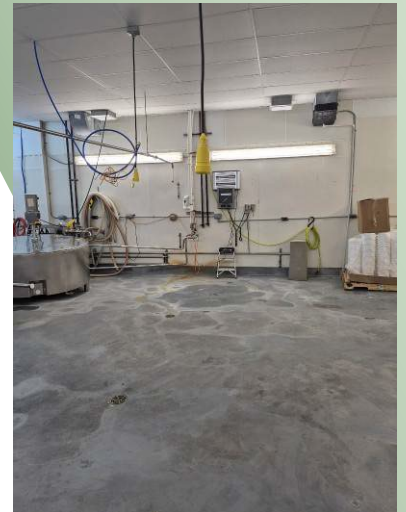
Modified: 9/10/2025

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

For Sale | Industrial

510 Manhattan Ave, West Babylon, NY

(aka 606 Rutgers Rd)



METRO
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Exclusive Agent:

Andrew B. Blumenthal
Licensed Real Estate Broker
Managing Partner
Cell: [\(516\) 581-6140](tel:(516)581-6140)
andy@metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Cell: [\(516\) 456-0108](tel:(516)456-0108)
jeremy@metrorealtyservices.com

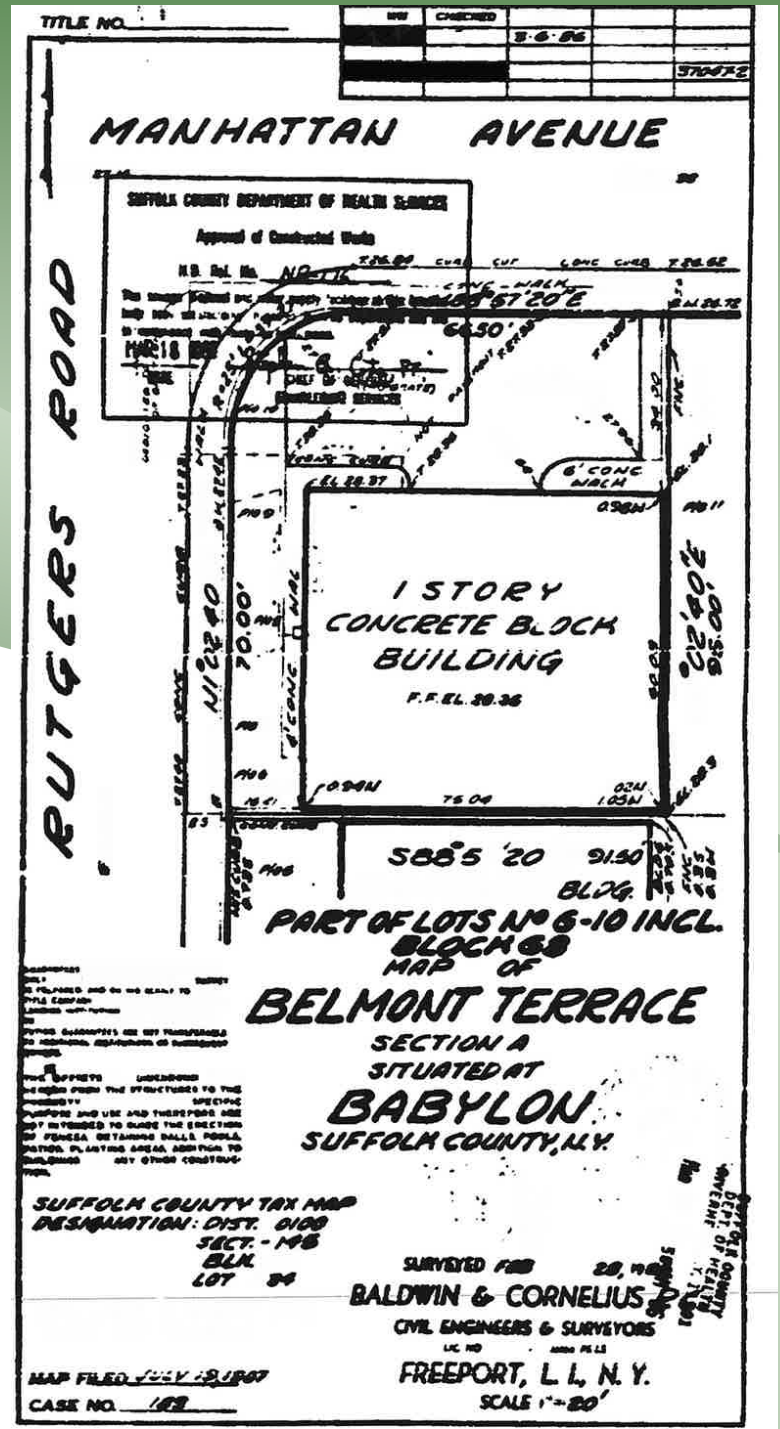
Modified: 9/10/2025

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

For Sale | Industrial

510 Manhattan Ave, West Babylon, NY

(aka 606 Rutgers Rd)



METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Exclusive Agent:

Andrew B. Blumenthal
Licensed Real Estate Broker
Managing Partner
Cell: (516) 581-6140
andy@metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Cell: (516) 456-0108
jeremy@metrorealtyservices.com

Modified: 9/10/2025

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.