

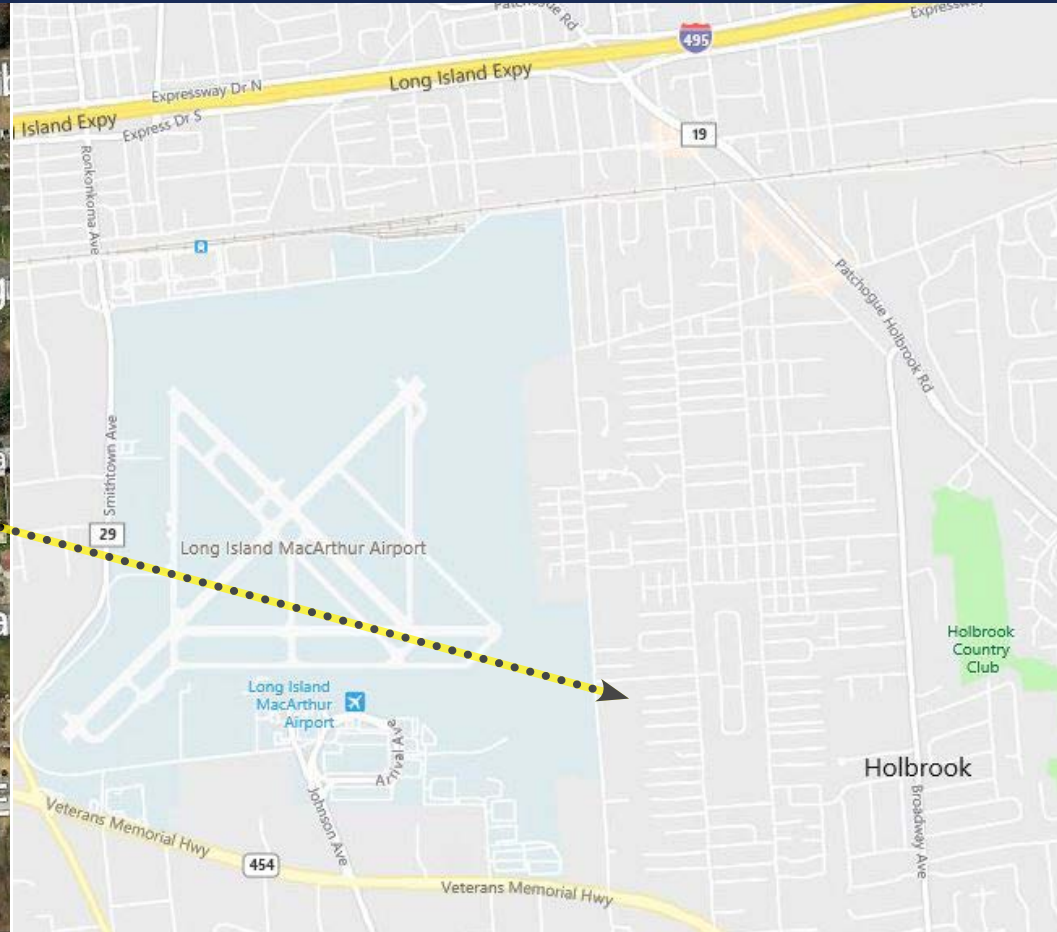
Calling All Industrial Users / Investors - Owner Motivated!

DEVELOPMENT SITE

**** Site Plan Approved By Town Of Islip ****

**+/- 9.74 Acre Land
Development Site**

**AERIAL VIEW
Facing North**



For further information or to arrange an inspection, please contact exclusive broker(s):

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info



FOR SALE

DEVELOPMENT SITE *IDEAL CORPORATE HEADQUARTERS*

THIS +/- 9.74 ACRE LOT ALLOWS FOR UP TO +/- 121,800 SF OF BUILDABLE SQUARE FOOTAGE.

A GREAT OPPOTUNITY TO BUILD TWO (2) +/- 60,9000 SF INDUSTRIAL BUILDINGS WITH +/- 30' CLEAR CEILING HEIGHT AND PLENTY OF LOADING ZONED L-1 INDUSTIRAL, THIS SITE ALLOWS FOR AN ARRAY OF USES INCLUDING WAREHOUSING, MANUFACTURING, DISTRIBUTION, OFFICE, R&D, ETC.

REAL ESTATE TAX ABATEMENT MAY BE AVAILABLE FOR QUALIFIED USER (TOWN OF ISLIP / SUFFOLK COUNTY IDA)

GREAT FRONTAGE

CLOSE PROXIMITY TO VETERANS MEMORIAL HWY., SUNRISE HWY., LI MAC ARTHUR AIRPORT AND RONKONKOMA LIRR STATION

EASY ACCESS TO ALL MAJOR HIGHWAYS

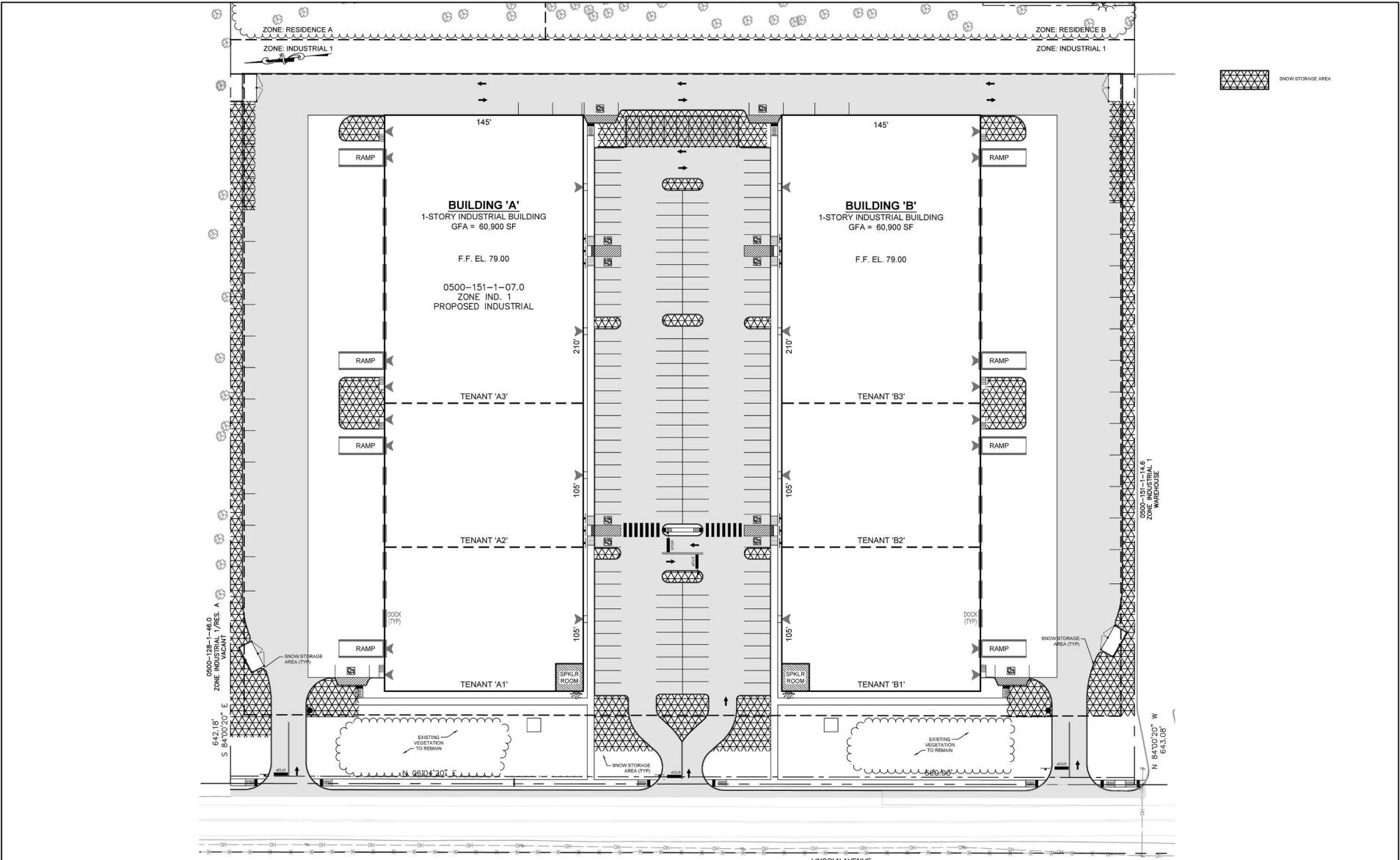
SITE PLAN / SURVEY ATTACHED



**** Site Plan Approved By Town Of Islip ****

OWNER MOTIVATED - PRICE FURTHER REDUCED! | ASKING: \$9,695,000





| | | | |
|------------|--|----------|-----|
| 12/25/2021 | FIRE DEPT CMTS - REVISE PL LOCATIONS | LDM/SL | |
| 12/25/2021 | SCHD - SEPTIC SYSTEMS REV PER CODE UPDATES | LDM/SL | |
| 01/04/2022 | TOWN OF ISLIP COMMENTS | JM | |
| | | | |
| | | | |
| | | | |
| NO | DATE | REVISION | INT |

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT ENGINEER: **AVC**
 DESIGNED BY: **JM**

DRAWN BY: **JM**
 CHECKED BY: **RJC**

D&B ENGINEERS AND ARCHITECTS

330 CROSSWAYS PARK DRIVE
 WOODBURY, NEW YORK 11797

TEL : (516) 364 - 9890
 FAX : (516) 364 - 9046

LINCOLN AVENUE
INDUSTRIAL DEVELOPMENT

SITuated IN LINCOLN AVENUE, HOLBROOK, TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK STATE

SCTM # 0500-151.00-01.00-007.000

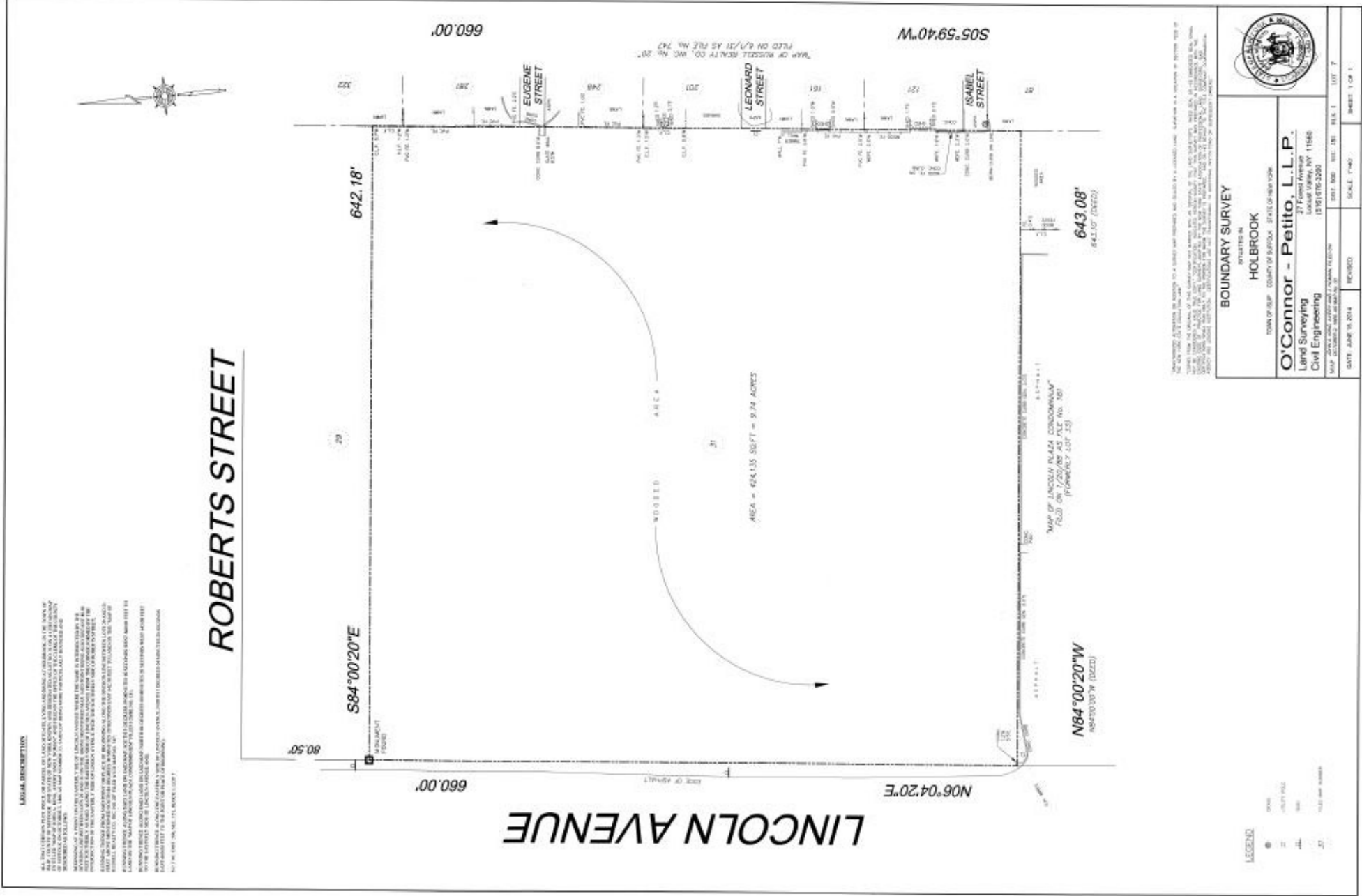
SNOW MANAGEMENT PLAN

CIVIL

SP2021 - 063
 SCTM 0500-151.00-01.00-007.000

| | | | |
|-------------|-------------|-------------|--------------|
| PROJECT NO. | 3968 | SHEET NO. | 25 OF 25 |
| DATE | AUGUST 2021 | DRAWING NO. | FIG-3 |
| SCALE | 1" = 30' | | |





LEGAL DESCRIPTION

ALL ENCLAVE AREAS SHOWN ON THIS SURVEY ARE SUBJECT TO THE RIGHTS OF THE STATE OF NEW YORK AND THE COUNTY OF SUFFOLK. THE SURVEYOR HAS BEEN ADVISED THAT THE ENCLAVE AREAS SHOWN ON THIS SURVEY ARE SUBJECT TO THE RIGHTS OF THE STATE OF NEW YORK AND THE COUNTY OF SUFFOLK. THE SURVEYOR HAS BEEN ADVISED THAT THE ENCLAVE AREAS SHOWN ON THIS SURVEY ARE SUBJECT TO THE RIGHTS OF THE STATE OF NEW YORK AND THE COUNTY OF SUFFOLK.

THIS SURVEY IS BASED UPON A GROUND SURVEY AND IS SUBJECT TO A FUTURE SURVEY. THE SURVEYOR HAS BEEN ADVISED THAT THE ENCLAVE AREAS SHOWN ON THIS SURVEY ARE SUBJECT TO THE RIGHTS OF THE STATE OF NEW YORK AND THE COUNTY OF SUFFOLK. THE SURVEYOR HAS BEEN ADVISED THAT THE ENCLAVE AREAS SHOWN ON THIS SURVEY ARE SUBJECT TO THE RIGHTS OF THE STATE OF NEW YORK AND THE COUNTY OF SUFFOLK.

BOUNDARY SURVEY

SITUATED IN
HOLBROOK
TOWN OF ASP, COUNTY OF SUFFOLK, STATE OF NEW YORK

O'Connor - Petito, L.L.P.
Land Surveying
Civil Engineering
27 Forest Avenue
Suffolk County, NY 11968
(516) 675-2300

DATE: JUNE 16, 2014
RECORDED: 2014 JUN 16 11:11 AM
SCALE: 1"=40'
SHEET: 1 OF 1

