



Asking Price: \$1,695,000

390 MOFFITT BOULEVARD, ISLIP, NY

WAREHOUSE/INDUSTRIAL BUILDING FOR SALE

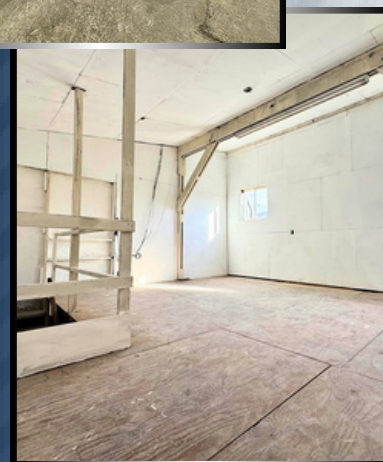
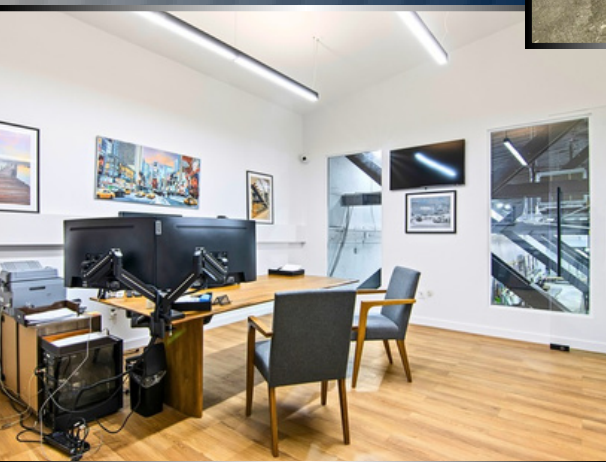
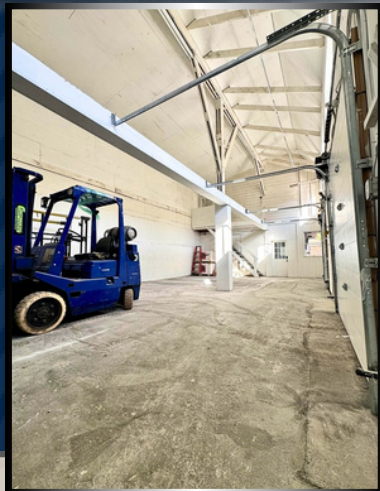
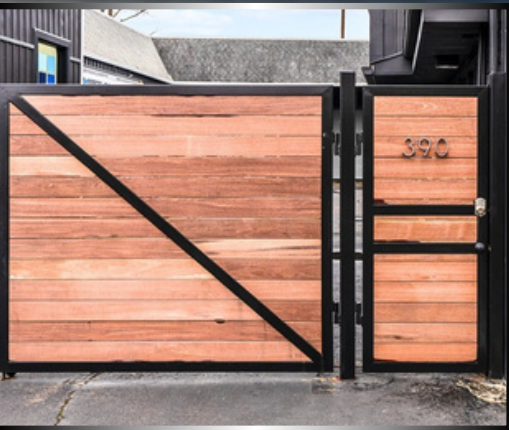
±8,500 SF WAREHOUSE WITH PRISTINE OFFICE SPACE

**DG
NY**
Commercial



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ASKING PRICE: \$1,695,000

Building Highlights:

- Recently Renovated
NEW: HVAC, LIGHTING, INSULATION, SIDING & 4 BATHROOMS
- Fenced in Yard with 2 Access Points
- Private/Dedicated Parking
- Full Security System & Cameras
- Adjacent to Islip LIRR Station

Seller may consider sale-leaseback with partial occupancy.

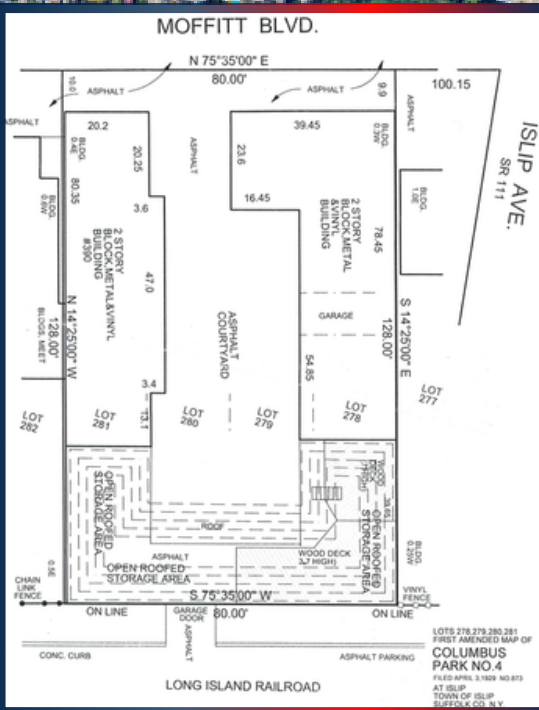
AREA DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
POPULATION:	45,108	204,796	639,156
AVERAGE HH INCOME:	\$140,193	\$137,176	\$146,667

- Taxes:** \$24,548.02 (25/26)
- Zoning:** Industrial 1
- Size:** ±8,500 SF
- Lot Size:** 0.25 Acre
- Drive-Ins:** 6
- Ceilings:** Up to 20'
- Office Space:** ±10%

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FOR SALE: ±8,500 SF Warehouse with Pristine Office Space



For more information on this exclusive, contact:

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