

# HUNT

Corporate Services, Inc.

We Facilitate Your Business

## 40,000 Square Foot Industrial Building For Sale

Fully air-conditioned, 20-foot clear height, 5 loading docks



### 110 Windsor Place, Central Islip, New York

Two miles to the Long Island Expressway. Newly renovated office space and showroom.



- 4,277 square feet of office and showroom space built in 2016
- 35,723 square foot warehouse & workshop
- 1,725 square foot storage mezzanine - (not included in 40,000 square feet)
- 20' clear ceiling height
- Fully air-conditioned and fire-sprinklered

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## 110 Windsor Place, Central Islip, New York

### Description:

40,000 square foot industrial building with newly renovated office and showroom space. Situated on 2.41 acres. Divided into two separate units of 20,000 square feet.

### Location:

Less than a mile to Route 454. Two miles to the Long Island Expressway. Five miles to Southern State/Heckscher Parkway and Sunrise Highway.

### Parking:

77 spaces

### Building:

Heat: Gas

Air-conditioned: Entire building

Fire sprinklers: Yes

Ceiling height: 20' clear

Electric: 2,000 amps

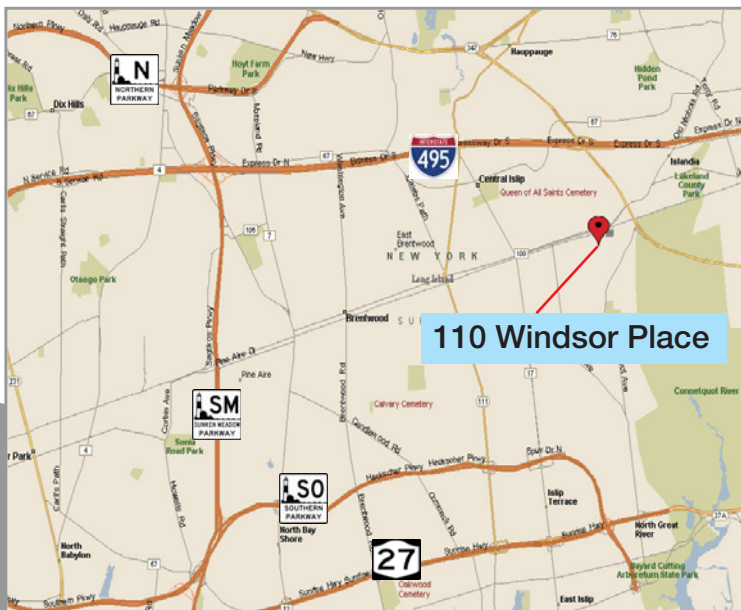
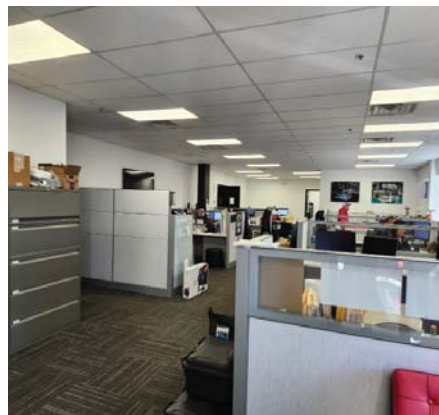
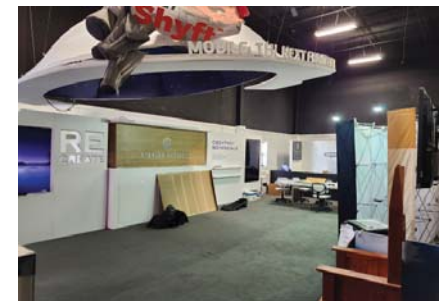
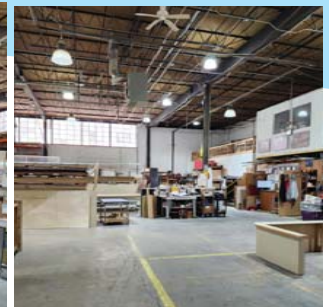
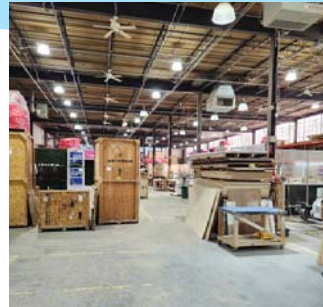
Loading: 5 loading docks, 2 drive-in doors

### Sale:

\$8,750,000.<sup>00</sup>

### Taxes:

\$141,411.<sup>00</sup>



### Exclusively Represented By:

David G. Hunt, MCR, CCIM

Licensed Real Estate Broker

### HUNT CORPORATE SERVICES, INC.

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