

# For Sale/Lease | Industrial

## 170-180 Field Street, West Babylon, NY

### Multiple Options



#### **OPTION 1: 170-180 Field St:** **(Business Set-up & Partial Equipment Incl.)**

Building: 5,200 sf (Steel Frame)  
 Lot Size: ± 2 Acres  
 Office: 10%  
 Ceiling: 19' peak  
 Power: 200 Amps  
 Heat: Gas  
 Roof: Dec 2005

Sale Price: \$9,000,000 (Business & Equip)  
 Taxes: ± \$30,449.04 / year

#### **OPTION 2: 180 Field St** **(Partial Equipment Can Be Purchased - list upon request)**

Building: 5,200 sf  
 Lot Size: ± 1 Acres  
 Sec/Block/Lot: 73/2/29  
 Sale Price: \$5,500,000  
 Lease Price: \$30,000 / month  
 Taxes: ± \$22,597.48 / year

#### **OPTION 3: 170 Field St**

Lot Size: ± 1 Acre (200' x 200')  
 Sec/Block/Lot: 73/2/30  
 Sale Price: \$3,499,000  
 Taxes: ± \$7,901.56 / year

**180 Field St is A Class 13 Facility  
 Permitted for Recycling**

- Secured Yard
- Located In Town Of Babylon (Zoned GB)
- ½ Lot Has Brand New Asphalt With Drainage and ½ Lot is Dirt (Now cleared & graded)



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

#### **Exclusive Agent:**

Jeremy D. Hackett  
 Licensed Real Estate Broker  
 Managing Partner  
 Direct: (631) 391-6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

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Building: 5,200 sf (Steel Frame)  
Lot Size: ± 2 Acres  
Office: 10%  
Ceiling: 19' peak  
Power: 200 Amps  
Heat: Gas  
Roof: Dec 2005

Sale Price: \$9,000,000 (Includes Business Set-up & Partial Equipment)  
Taxes: ± \$30,449.04 / year

# METRO

REALTY SERVICES LLC

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## 170-180 Field Street, West Babylon, NY



### **OPTION 2 (180 Field St):** **(Partial Equipment Can Be Purchased - List Upon Request)**

Building: 5,200 sf  
Lot Size: ± 1 Acres  
Sec/Block/Lot: 73/2/29

Sale Price: \$5,500,000  
Lease Price: \$30,000 / month  
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## 170-180 Field Street, West Babylon, NY



### **OPTION 3 (170 Field St):**

Lot Size: ± 1 Acre (200' x 200')

Divisible to ½ acre

Sec/Block/Lot: 73/2/30

Sale Price: \$3,499,000

Asking Lease Price: \$20,000 / month

Taxes: ± \$7,901.56 / year

- Secured Yard
- Located In Town of Babylon (Zoned GB)
- ½ Lot Has Brand New Asphalt with Drainage (Available 9/2024)
- ½ Dirt (can be delivered paved or leased at a reduced price as is)



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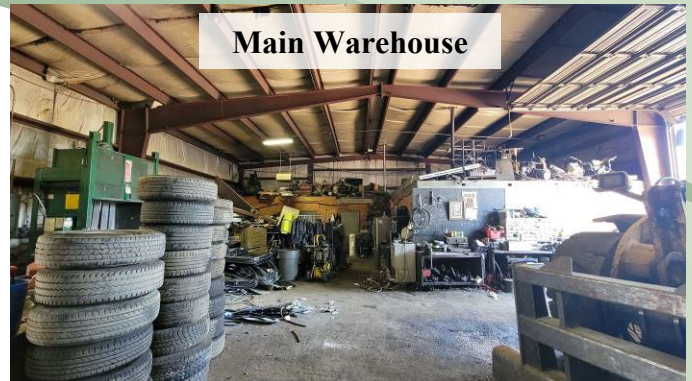
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# For Sale/Lease | Industrial

## 170-180 Field Street, West Babylon, NY



**Main Warehouse**



**Main Warehouse**



**Main Exterior**



**Scale**

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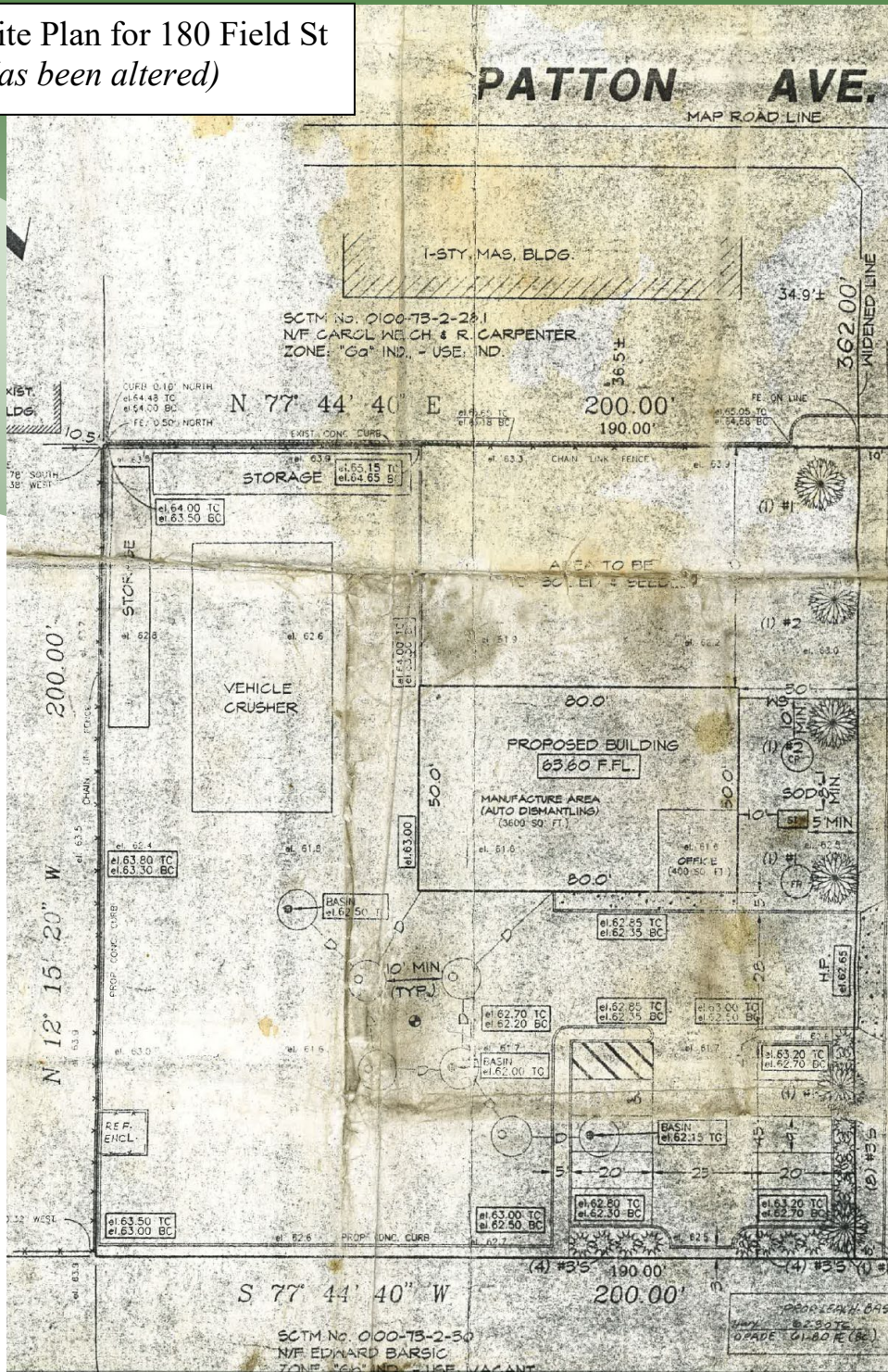
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## 170-180 Field Street, West Babylon, NY

Original Site Plan for 180 Field St  
(Has been altered)



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