

**FOR SALE**



**ASKING PRICE: \$1,499,000**

**PROPERTY DETAILS:**

<b>BUILDING SIZE:</b>	<b>+/- 4,400 SF</b>
<b>BUILDING FOOTPRINT:</b>	<b>+/- 3,400 SF</b>
<b>LOT SIZE:</b>	<b>+/- 0.21 ACRES</b>
<b>PARCEL ID:</b>	<b>0100-093.00-02.00-050.000</b>
<b>ZONING:</b>	<b>G-INDUSTRY (LIGHT)</b>
<b>OFFICE SPACE:</b>	<b>+/- 2,000 SF (1,000 SF OVER 1,000 SF)</b>
<b>CEILING HT:</b>	<b>+/- 16' CLEAR</b>
<b>LOADING:</b>	<b>1 (10'W X 12'H) DRIVE IN</b>
<b>COLUMN SPACING:</b>	<b>COLUMN-FREE</b>
<b>HEAT:</b>	<b>GAS</b>
<b>POWER:</b>	<b>200 AMPS</b>
<b>PARKING:</b>	<b>EXCELLENT</b>
<b>RE TAXES:</b>	<b>\$19,718.15 /Yr</b>



**FREESTANDING  
INDUSTRIAL BUILDING**

- OFFICE SPACE IS FULLY RENOVATED
- +/- 600 SF STORAGE MEZZANINE IN THE WAREHOUSE (NOT INCLUDED IN SQUARE FOOTAGE)
- FIRE ALARM SYSTEM
- LARGE FENCED-IN YARD
- CLOSE TO ALL MAJOR ROADWAYS, SHOPPING CENTERS, RESTAURANTS AND LIRR
- IDEAL FOR CONTRACTORS, VEHICLE STORAGE, WAREHOUSE & DISTRIBUTION, ETC.

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

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