

**Current Photo****Conceptual Renovation
& Parking****Property Description:**

- 62,675sf on 2.09 Acres
- 2nd Floor Office Space: 9,530sf
- Divides as Follows:
 - 59,075sf with 10% office
 - 3,600sf office can be leased separately or combined
- Ceiling Heights
 - 35' | 10,000sf
 - 15' to 18'
- 3 Loading Docks, , 1 Drive-in
- Connected to Sewers
- 1200 amps + 800 amps
- New Facade Finishing
- Extensive Electrical Bus Bar Power & Compressed Air Distribution
- Fully Sprinklered with pull stations throughout
- High-Efficiency Cambridge Gas Fired Heating

For More Information Contact Exclusive Broker:**MARIO ASARO**  **SIO R**

PRESIDENT/ BROKER

📞 Cell: 631.553.7329

📞 Office: 631.694.3500 Ext 301

✉️ masaro@industryone.com

2023 Real Estate Taxes: \$128,483.75**Pricing: \$13,500,000****Leasing Options:**

- **Entire Bldg \$12.95 Net**
- **59,075sf + 10% Office \$13.50 Net**

Kitchen/High-End Cafeteria



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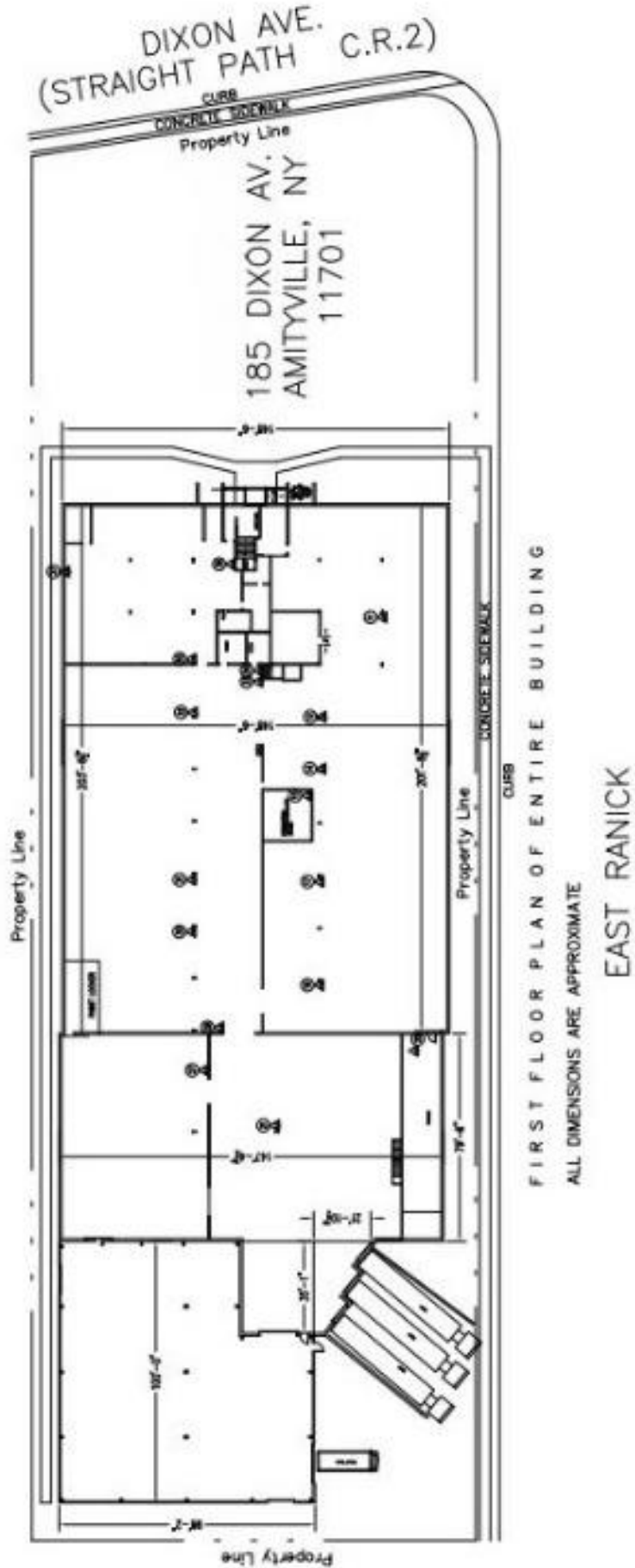
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