

**Industrial/Office Property For Sale Or Lease, Available: 9,880 sq. ft.
Minimum Division 2,430 sq. ft.
399 Rte 109, West Babylon**



Specifications:

Building Size: 9,880 sq. ft.
Lot Size: 1.70 Acres
Office Space: 4,860 sq. ft.
Ceiling Height: 18.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Offices Only
Parking: 23+6 Landbank
Sewers: Yes

Pricing and Timing:

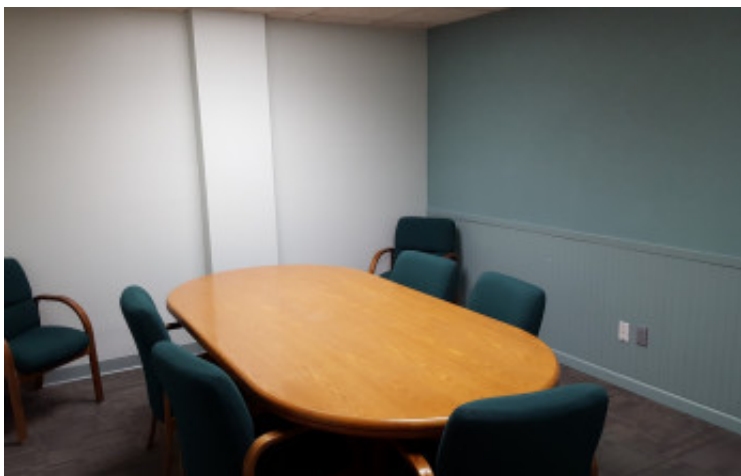
Occupancy: Immediately
Sale Price: \$2,290,000
 (\$231.78/sq. ft.)
Lease Price: \$19.95/sq. ft.
 Gross+Utilities
Taxes: \$31,917.90
 (\$3.23/sq. ft.)

* IDA Tax Benefits Possible *

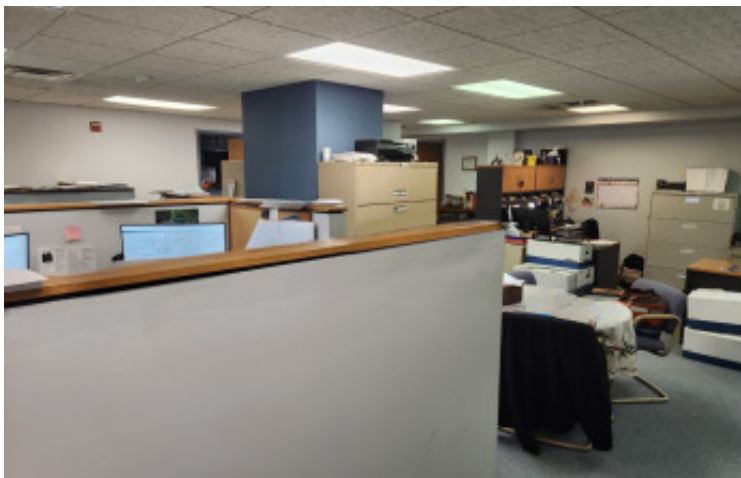
Attractive mixed use (industrial and office) property accommodates oversized vehicles & equipment. • Signage on Route 109 • 16'h x 14'w door
 • Large private offices, conference rooms and kitchenettes on both floors

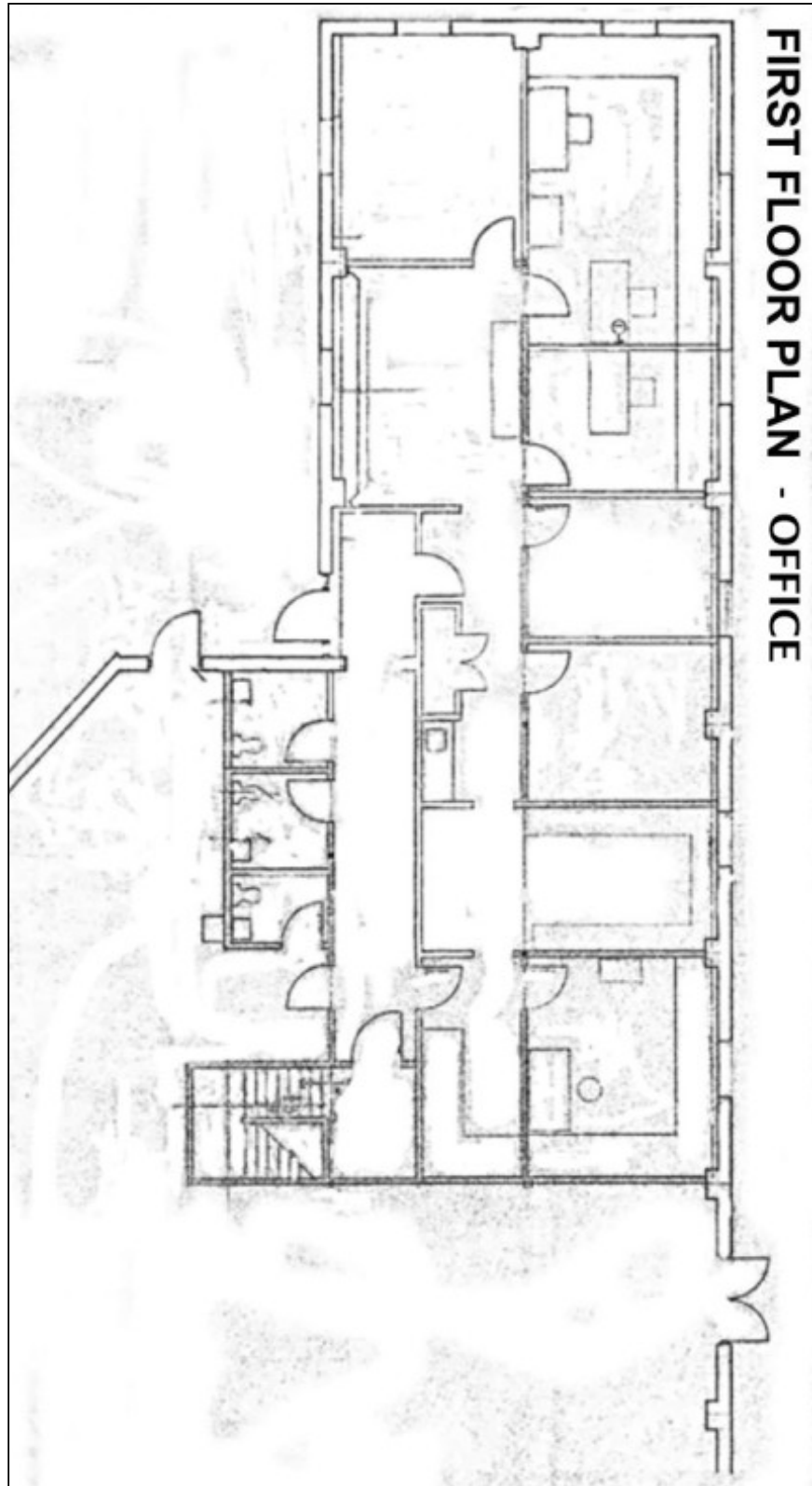


For more information please contact:
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 631-293-3700 x47
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 Real Estate Broker



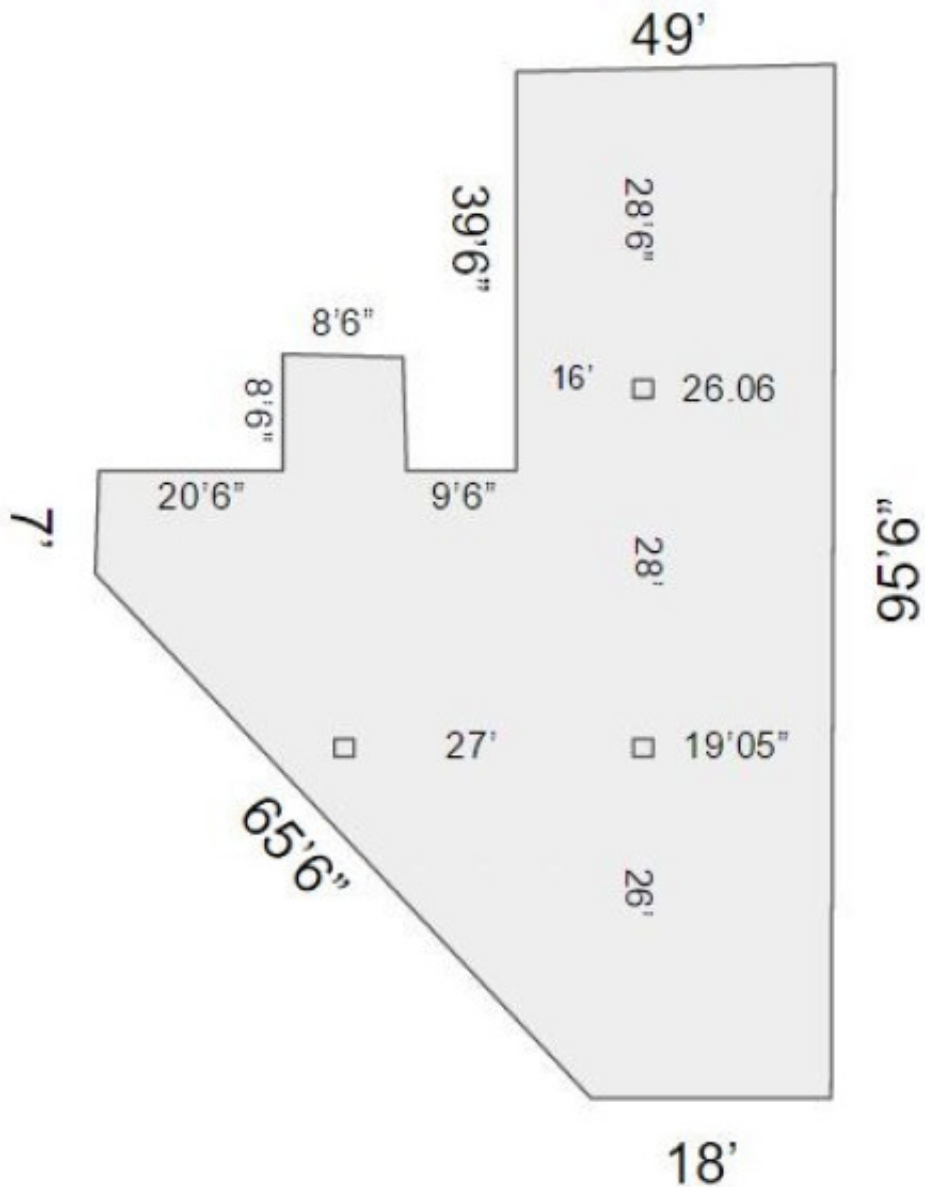
All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.



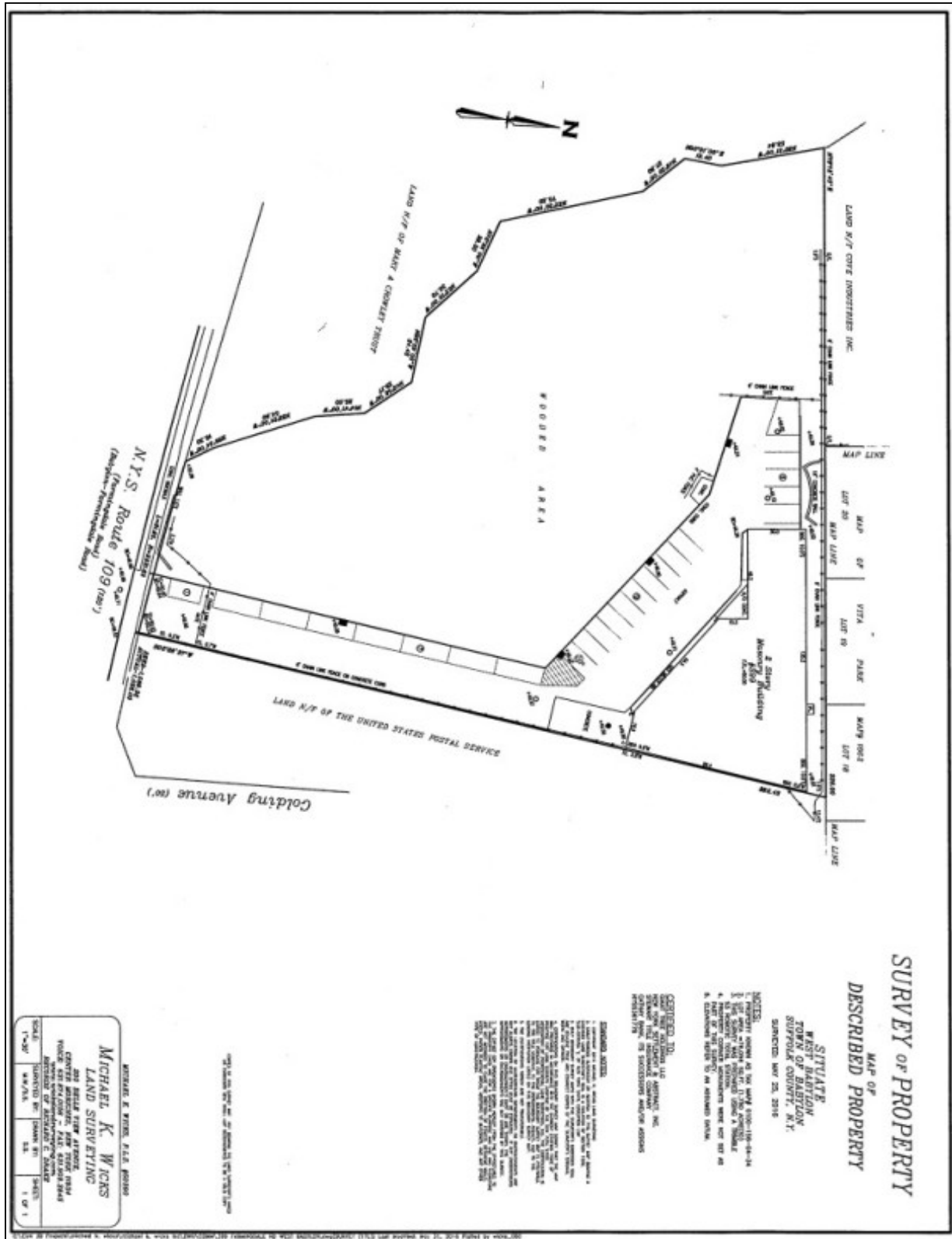




WAREHOUSE FLOORPLAN



All measurements are approximate.



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