



## UNIT #2 | SPACE DETAILS:



|                     |                    |
|---------------------|--------------------|
| SPACE AVAILABLE:    | +/- 1,850 SF       |
| ZONING:             | INDUSTRIAL         |
| CEILING HT:         | +/- 13' CLEAR      |
| LOADING:            | 1 DRIVE IN         |
| HEAT:               | GAS                |
| POWER:              | 200 AMPS / 3 PHASE |
| PARKING:            | GOOD               |
| RE TAXES (2022/23): | \$4,800 /YR        |
| CAM:                | \$220 /Mo          |

**ASKING: \$462,500 (\$250 PSF)**

**Price Reduced!**

## INDUSTRIAL UNIT

- PART OF A +/- 32,060 SF MULTI-TENANTED BUILDING ON +/- 1.50 ACRES
- 24/7 ACCESS
- SIGNAGE
- LOCATED IN THE HEART OF MACARTHUR VETS HWY BUSINESS CORRIDOR, CLOSE TO VETS HWY., LONG ISLAND EXPY., SUNRISE HWY., LI MACARTHUR AIRPORT AND LIRR.
- WRAP AROUND BUILDING ACCESS

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

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