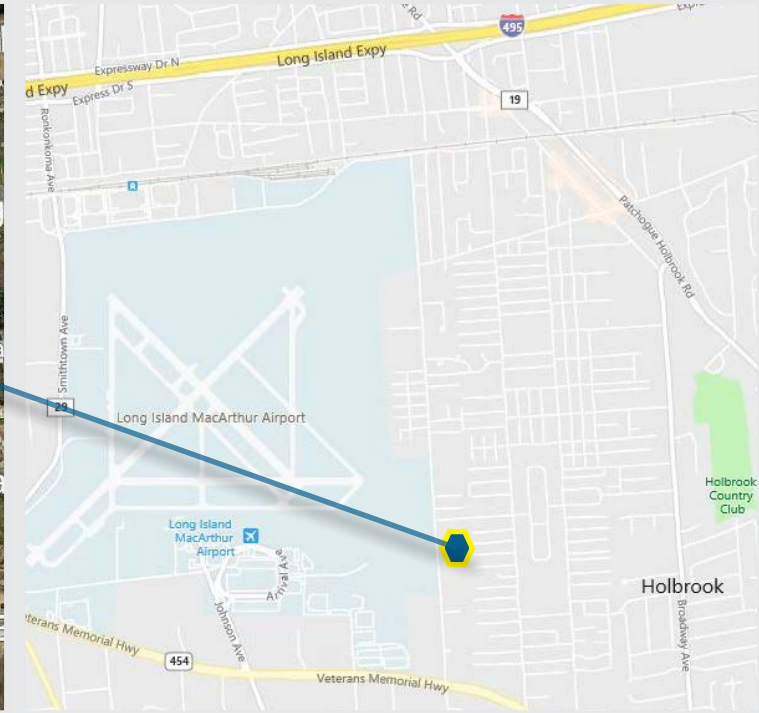


As exclusive agent, we are pleased to announce the availability of the following property:

**LINCOLN AVE.**  
**HOLBROOK, NY 11741**

## DEVELOPMENT SITE FOR SALE

Asking Price: \$5,750,000



### PROPERTY DETAILS / HIGHLIGHTS:

<b>Buildable Sq. Ftg.:</b>	Up to +/- 125,000 SF
<b>Lot Size:</b>	+/- 9.74 Acres (424,135 SF)
<b>Parcel ID:</b>	Dist: 500; Sec: 151; Block: 1; Lot:7
<b>Zoning:</b>	L-1 Industrial / Residential * Allows for +/- 50' Clear Ceiling Height
<b>Use:</b>	Warehousing, Distribution, etc.
<b>Available:</b>	Immediately

### Calling All Developers & Industrial Users Great Opportunity!

- This site allows for an array of uses including warehousing, manufacturing, distribution, office, R&D, etc. - Ideal for Corporate Headquarters.
- Real Estate Tax Abatement may be available for qualified purchaser (Town of Islip / Suffolk County IDA)
- Great frontage. Close proximity to Veterans Memorial Hwy, Sunrise Hwy, Long Island MacArthur Airport and Ronkonkoma Long Island Railroad Station.
- Easy access to all major highways.

*Site Survey Attached*

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

**ALBERTO FIORINI**  
Managing Principal  
(631) 392-0784 Ext. 102  
(516) 652-7159 Cell  
afiorini@alliancerealestate.info

44 W. Jeffry Blvd, Suite M  
Deer Park, NY 11729  
P: 631-392-0784  
F: 631-392-0785  
www.alliancerealestate.info



E  
X  
C  
L  
U  
S  
I  
V  
E

