

**HUGE PRICE REDUCTION!!!**

Property Description

- 2.28 Acres of Land
- Zoning: Industrial - Islips Corridor Zone
See Page 4 for Information
- 230ft Frontage on Vets Highway
- See Rendering of +/- 33,460 sf
Building with 2 Loading Docks & 2
Loading Doors + Parking Stalls on
Page 2

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

PRESIDENT/ BROKER



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masaro@industryone.com

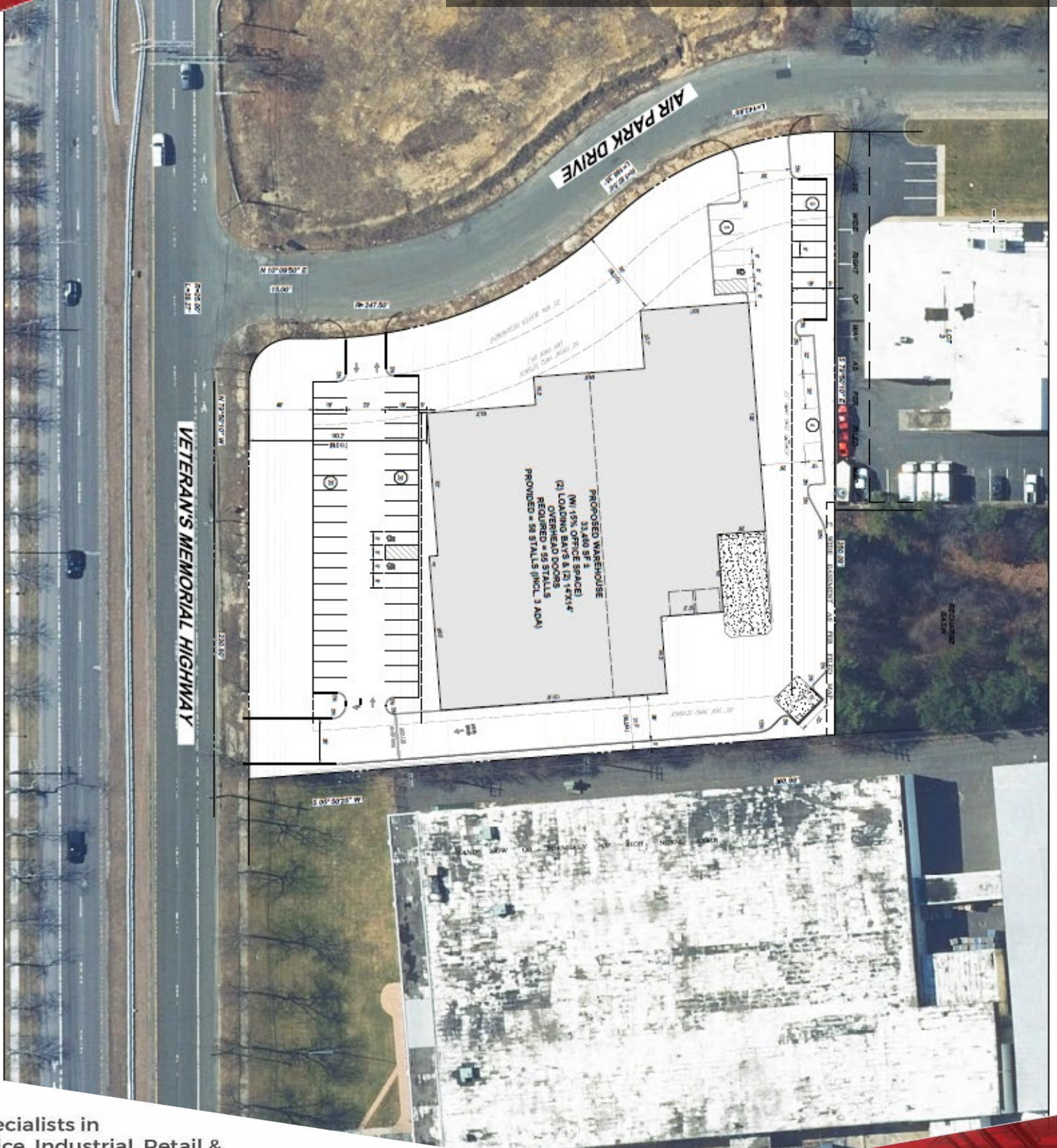


Industry One Realty Corp

150 Broadhollow Rd Suite 315
Melville, NY 11747**Sale Price: \$5,675,000
Now: \$4,800,000**

**For Sale:
2.28 Acres of Land**

**Rendering of +/- 33,460 sf
Building with 2 Loading Docks
& 2 Loading Doors + Parking
Stalls**



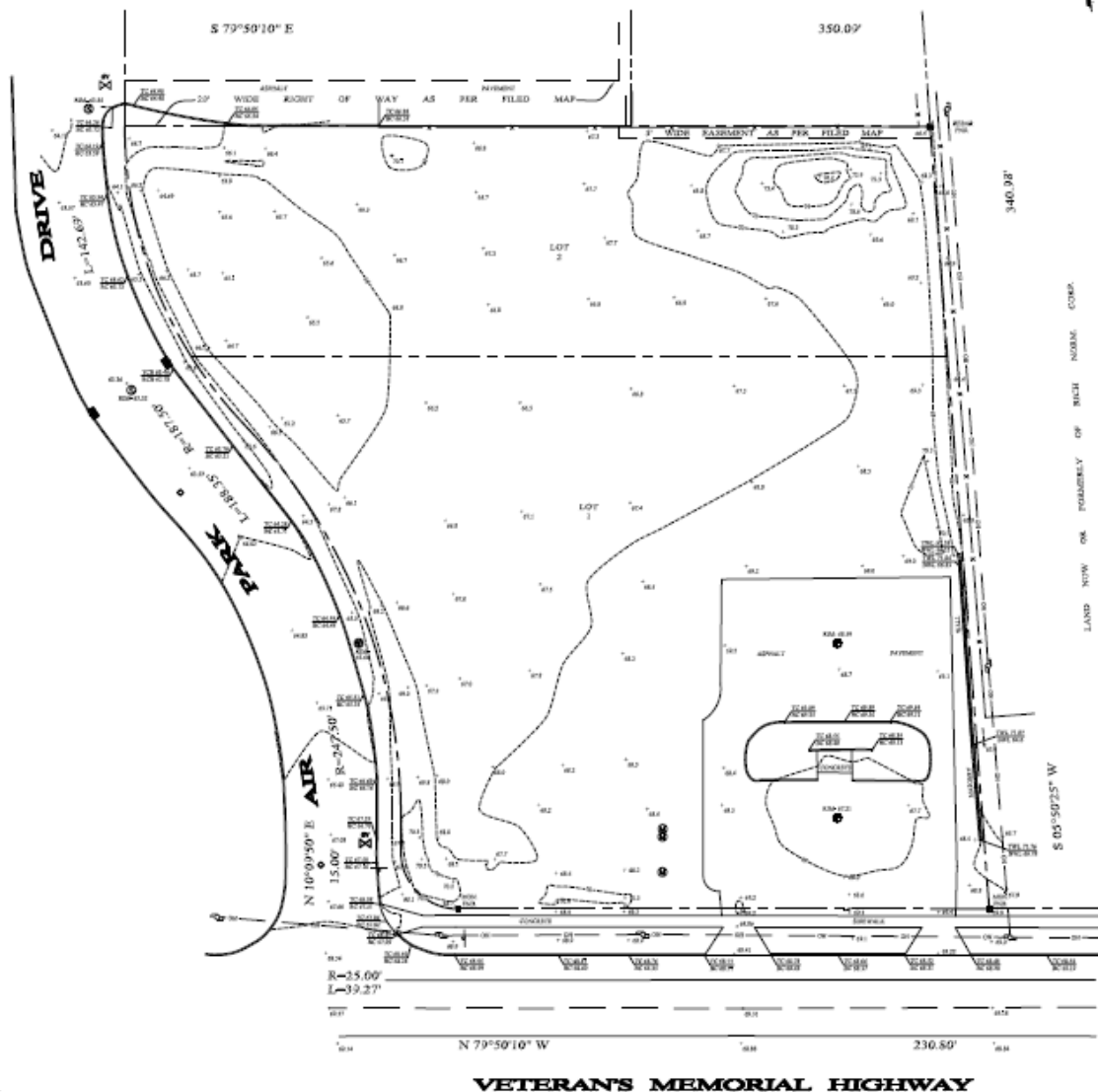
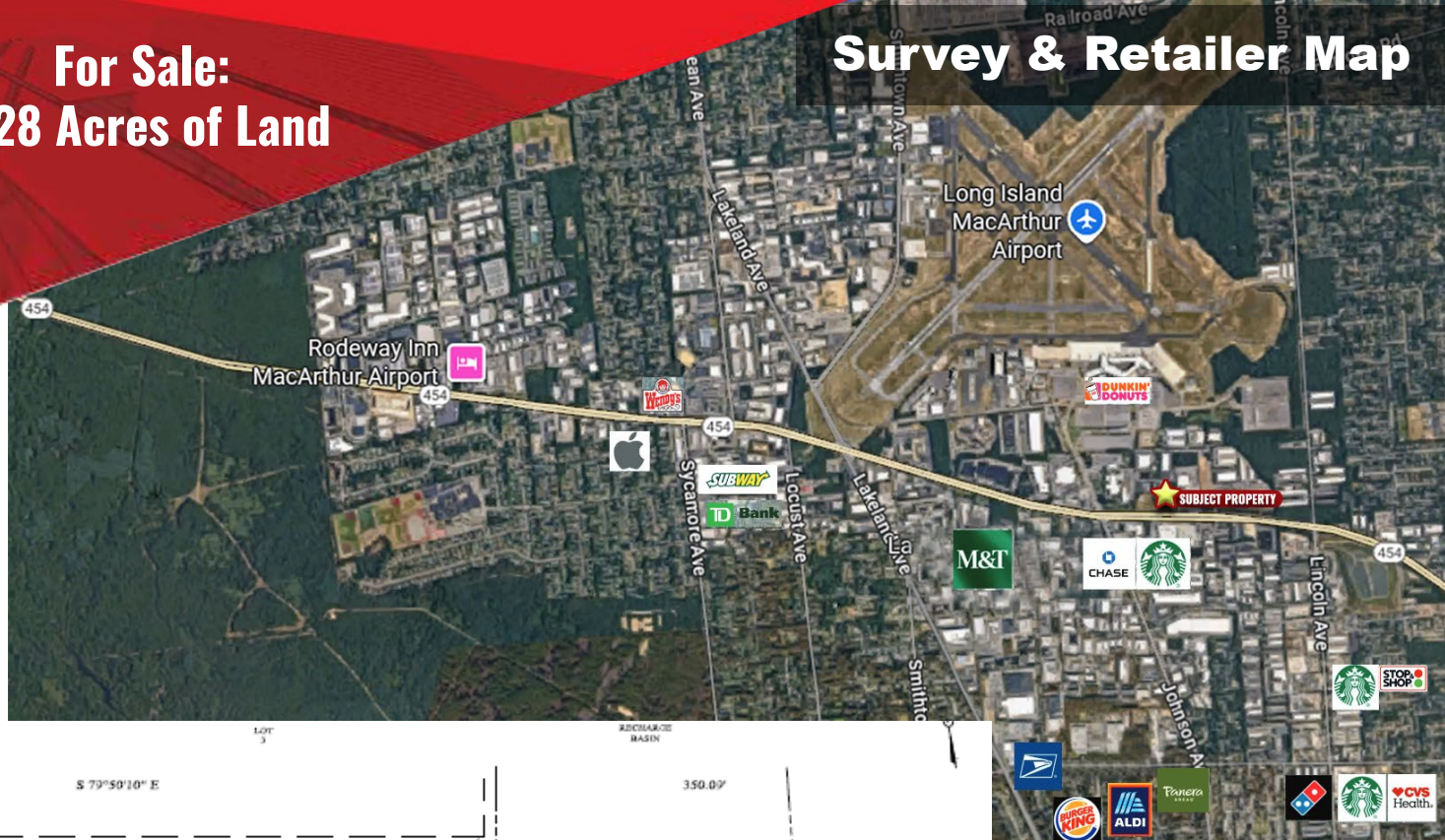
**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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**For Sale:
2.28 Acres of Land**

Survey & Retailer Map



VETERAN'S MEMORIAL HIGHWAY

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Permitted Primary Uses (§ 68-465)

Buildings in the ICD may be used for the following purposes:

1. Office uses, including medical offices
2. Manufacturing and assembly, provided no outdoor vehicle storage, except as restricted in Industrial 1 or 2 zones
3. Scientific or industrial research labs (testing, development)
4. Municipal and public facilities, excluding retail off-track betting or casino-style uses
5. Freestanding retail banks, meeting size and cross-access requirements
6. Retail banks within multi-unit structures, capped at 30% of gross floor area
7. Funeral homes / parlors
8. Certain specialty sporting goods stores (equestrian gear, skiing, fishing)
9. Adult day-care centers
10. Veterinarians, provided all activity occurs inside the building
11. Child day-care centers
12. Public schools
13. Private/parochial schools, including preschools, vocational, self-defense, dance, swimming (excluding truck-driving/truck traffic-intensive uses)
14. Health clubs
15. Job training facilities, excluding truck driver schools
16. Hotels, subject to specific development criteria (e.g., individual bathrooms, internal hallways, sprinklers/fire alarms, etc.)
17. Multiple-use development incorporating permitted uses, plus up to 25% retail/service floor space (max 15,000 ft² single uses) such as personal services, office supplies, dry-cleaning, delicatessen ($\leq 2,000$ ft², ≤ 15 hr/day)
18. Drive-through bank kiosks, with compliant exterior lighting [eCode360+1](#)

Additional Note: The ICD prohibits any outdoor storage, display, service, or counter/window service, except as allowed in subsection A(6) (i.e., retail bank within a multi-unit structure) [eCode360](#).

Uses Permitted with Special Permits

Some uses are allowed only through a special permit:

Town Board (after public hearing)

- Indoor recreational uses
- Taxi offices (when adjacent to residential zones)
- Animal care centers
- Multiple-use developments incorporating permitted uses plus up to 25% additional retail/service area ($\leq 15,000$ ft²), with cross-access agreement required [eCode360+3eCode360+3eCode360+3](#)