



260 Smith St. Farmingdale, NY

Property Description

- +/- 24,682sf Free Standing Building
- Divisible number of ways
- 45% Attractive Offices
- 1.97 Acre Site
- Ceiling Height – 15'
- 1 Drive in & 2 Loading Docks
- Gas Heat
- Heavy Power (2,400 amps)
- Connected to Sewers
- Fully Air Conditioned
- Full Building Backup Diesel Generator

For More Information Exclusive Broker:

MARIO ASARO  **SIOR**

PRESIDENT/ BROKER

📞 Cell: 631.553.7329

☎ Office: 631.694.3500 Ext 301

✉ masaro@industryone.com

🏠 Industry One Realty Corp
95 Broadhollow Rd Suite 201
Melville, NY 11747

Current Expenses:

- 2022 Taxes: \$86,665.91

Sale Price: \$7,330,000
Lease Price: \$18.95sf gross

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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 or Lease:
24,682sf
Industrial Building**



Lobby & Conference Room



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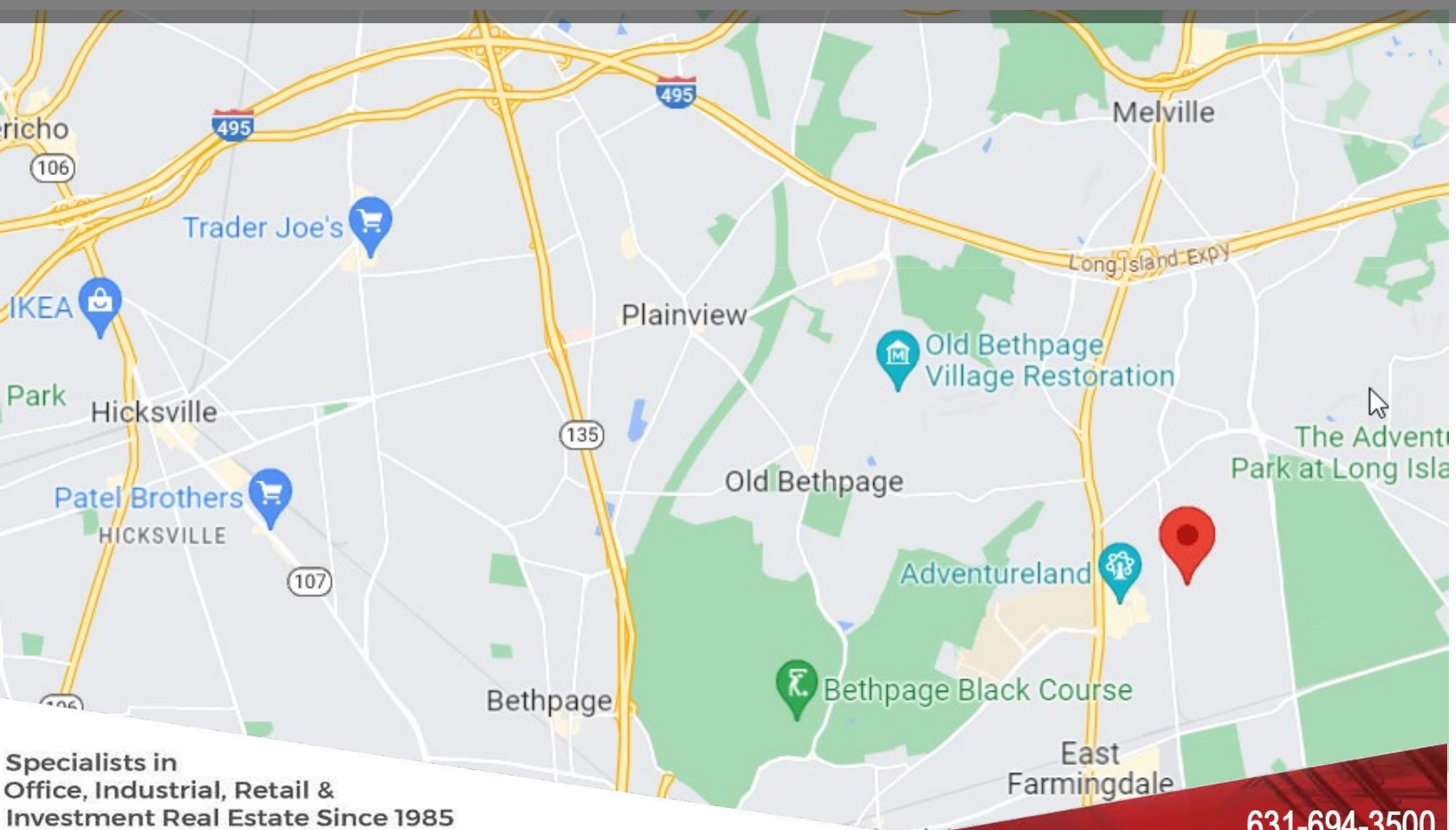
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Aerial and Location Map



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Bull Pen Office & Studio



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Offices



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Rest Rooms – 4 Private & 2 Stall Bathrooms



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Warehouse Space



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Roll Up & Loading Docks



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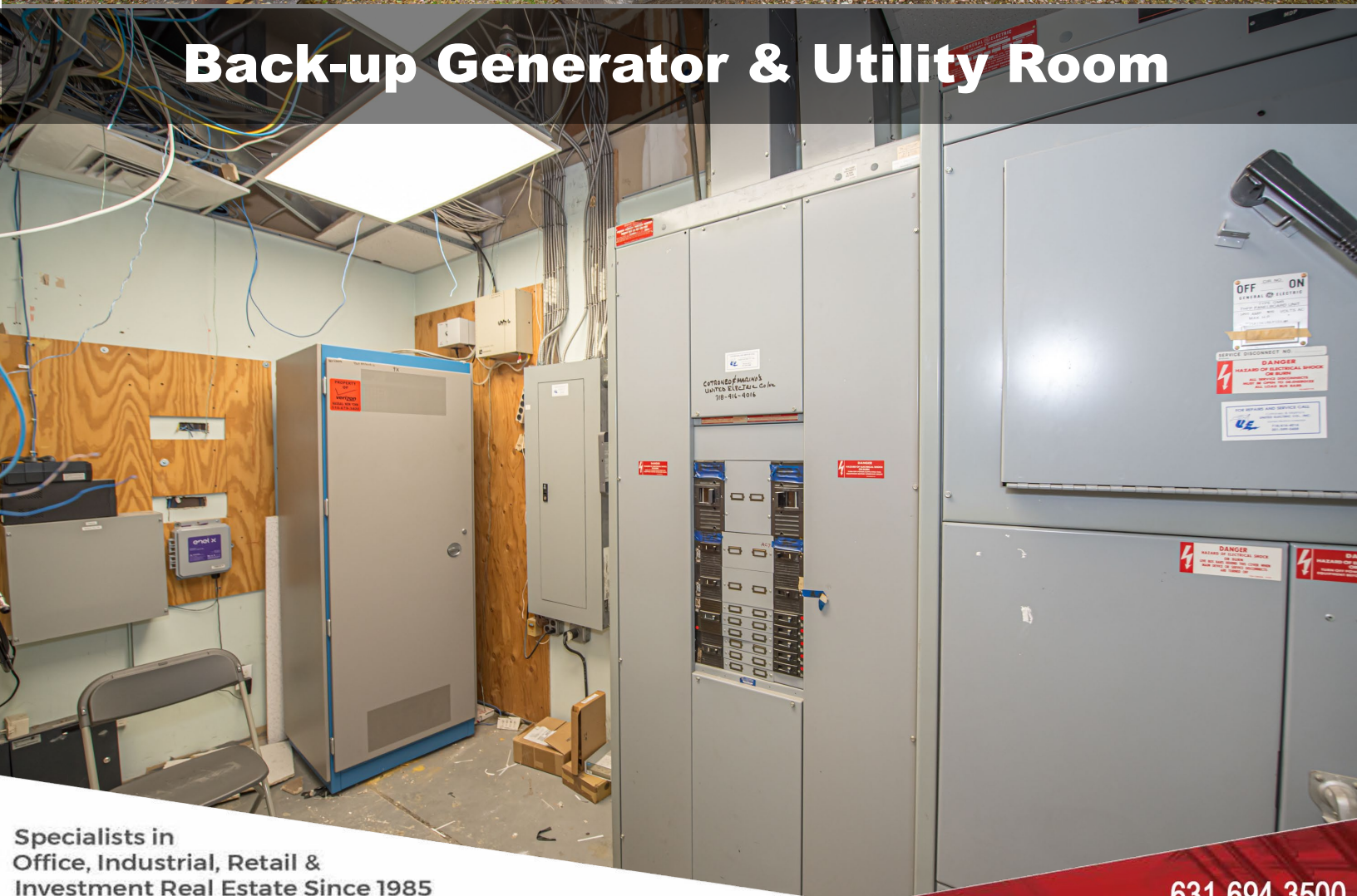
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Back-up Generator & Utility Room



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Parking Area & Loading



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Survey to follow

Survey and Floor Plan



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