

~~+/- 27,000 SQUARE FEET AVAILABLE FOR LEASE~~

**+/- 10,500 SQUARE FEET OF FUNCTIONAL
INDUSTRIAL SPACE REMAIN**



PROPERTY HIGHLIGHTS:

BUILDING SIZE:	+/- 40,000 SQFT
AVAILABLE SPACE:	+/- 10,500 SQFT
REMAINING SPACE:	+/- 10,500 SQUARE FEET +/- 800 SQFT OFFICE 1 LOADING DOCK/ DRIVE-IN COMBO
LOT SIZE:	+/- 1.71 ACRE
CEILING HEIGHT:	15' CLEAR
PARKING:	AMPLE
POWER:	HEAVY
HVAC:	GAS HEAT
SPRINKLERS:	WET
ZONING:	TOWN OF BABYLON G
OCCUPANCY:	IMMEDIATE
PRICING:	\$16.95 PSF MG



FOR MORE INFORMATION OR TO SET UP A TOUR OF THE PROPERTY,
PLEASE CONTACT EXCLUSIVE BROKER:



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