

~~+/- 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:



LUCIANO OLIVERIO
PRESIDENT
(516) 852-3757
LUCIANO@SUMMITCREGROUP.COM