

FOR SALE

4030 SUNRISE HWY OAKDALE, NY
27,675 SF FLEX / WAREHOUSE ON 1.2 ACRES



Jason Merrell

Commercial Associate
jason@islandassociates.com
631 -767-3033

Island Associates Real Estate Inc.

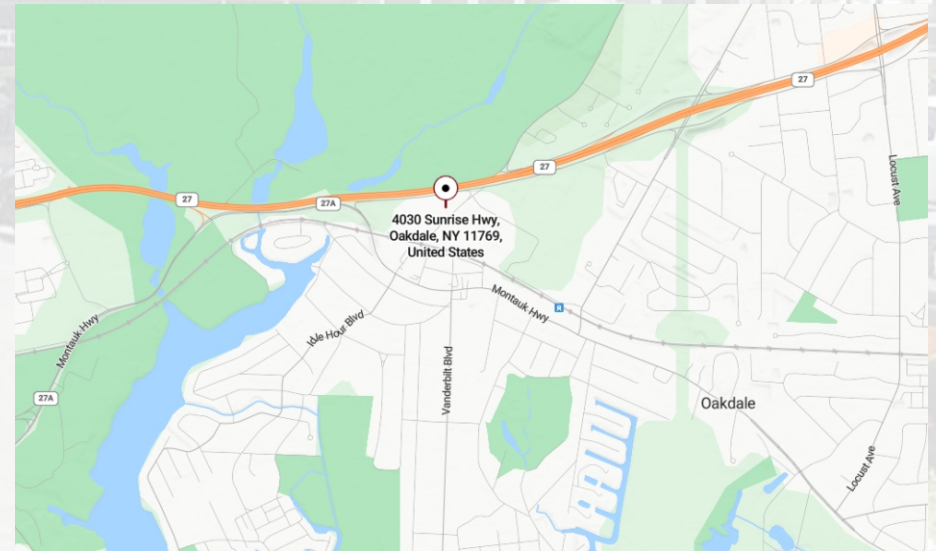
444 Route 111, Suite 1, Smithtown, NY 11787
631-982-2100
www.islandassociates.com

PROPERTY SPECIFICATIONS

Building Size:	+/- 27,675 SF
Office:	+/- 2,500 SF
Lot Size:	1.2 AC
Clear Height:	12'6" - 17'6"
Loading Docks:	2
Drive-ins:	1
Power:	400amps / 3 phase
HVAC:	Gas heat / Showroom air-conditioned
Real Estate Taxes:	\$87,436 / Year (\$3.16 PSF)
Zoning:	IND 1

PROPERTY HIGHLIGHTS

- **Flex/Warehouse- with showroom component**
- **Ideal for user / investor**
- **Prominent Sunrise Highway frontage with high daily traffic counts**
- **Functional loading: 2 loading docks + 1 oversized drive-in door**
- **On-site parking for 21 vehicles with easy ingress/egress**
- **Strong surrounding demographics and immediate access to Long Island Expressway & Southern State Parkway**
- **Islip IDA tax incentives available for qualified buyers**



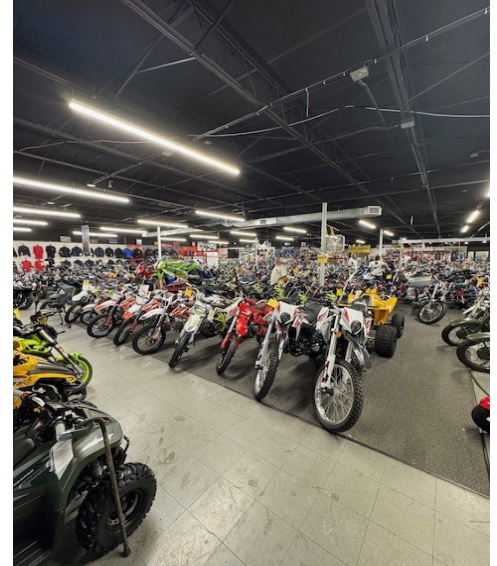
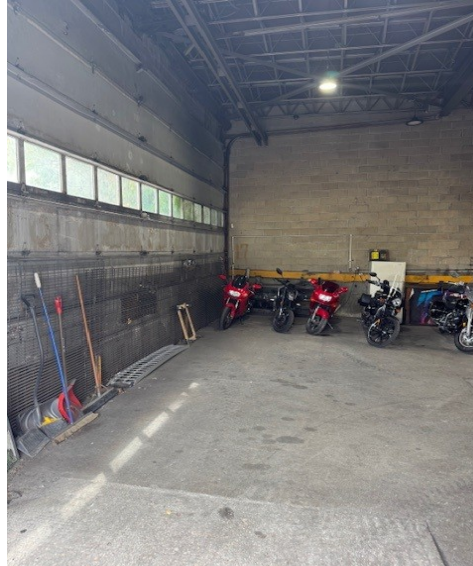
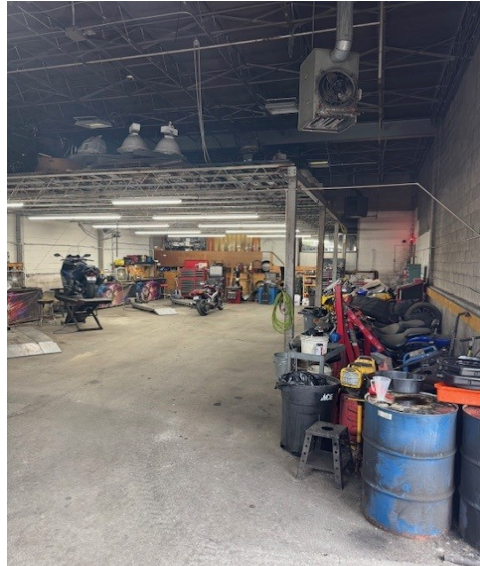
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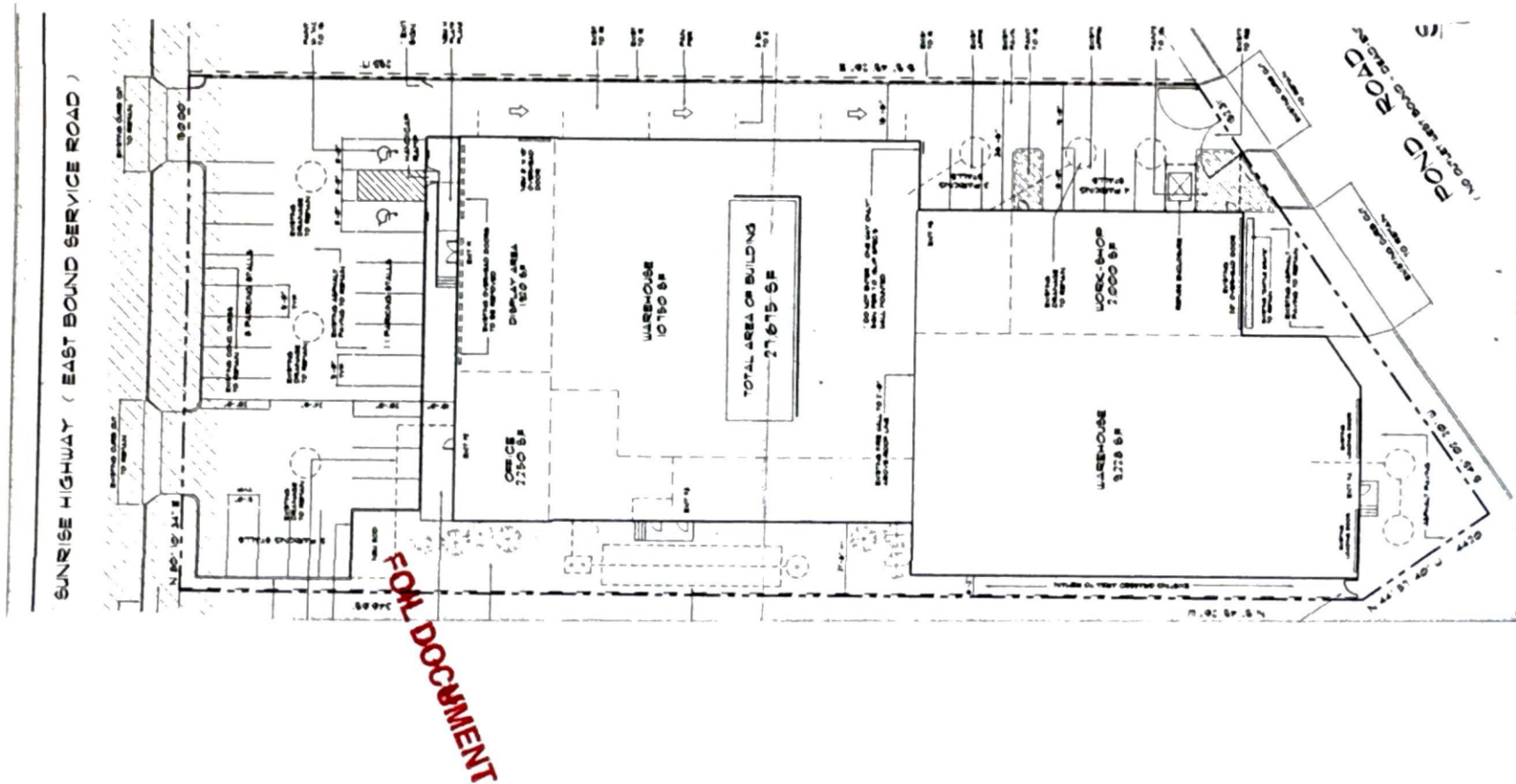
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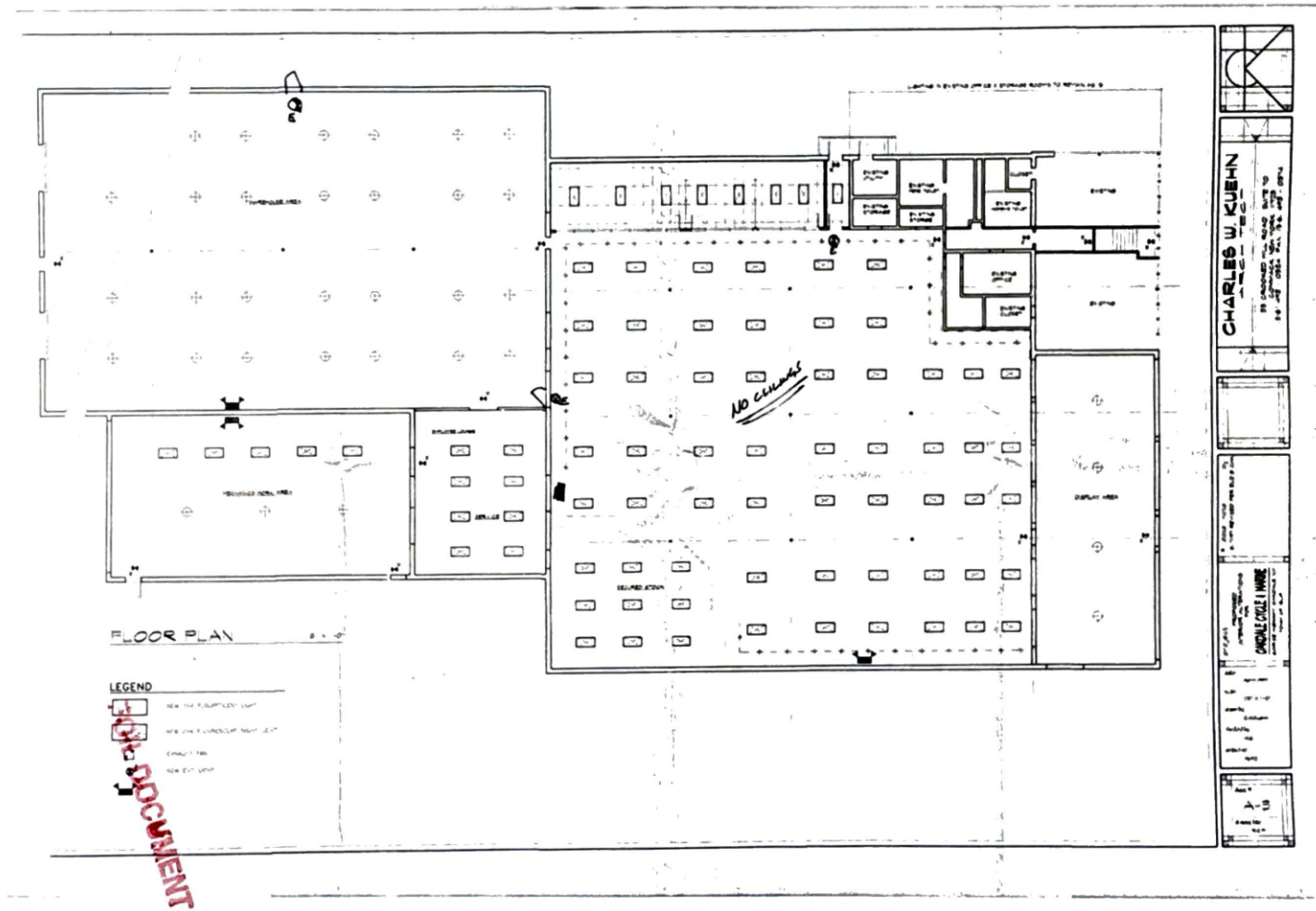


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SUBJECT PROPERTY
4030 SUNRISE HWY
OAKDALE, NY 11769

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OFFERING MEMORANDUM **FOR SALE**

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