







ASKING PRICE: \$875,000

UNIT #102 | SPACE DETAILS:

+/- 3,200 SF (40'wx80'D)
LIGHT INDUSTRIAL
+/- 15%
+/- 16'-17' CLEAR
1 (12'x14') DRIVE IN
GAS
200 Амрѕ / З Рнаѕе
Ample
\$8,800 /YR

WAREHOUSE CONDO UNIT (IN EXCELLENT CONDITION)

- PART OF A +/- 40,000 SF MULTI-TENANTED INDUSTRIAL CONDO COMPLEX SITUATED ON +/- 1.31 ACRES.
- LOCATED JUST OFF JOHNSON AVE AND VETS MEMORIAL HWY. AND IS WITHIN CLOSE PROXIMITY OF LI MAC ARTHUR AIRPORT.
- SIGNAGE
- NEW PAVED PARKING LOT
- New roof on entire building

For further information or to arrange an inspection, please contact broker(s):

NIKO KHETAGURI Managing Director (631) 392-0784 Ext. 108 (516) 724-5277 Cell niko@alliancerealestate.info

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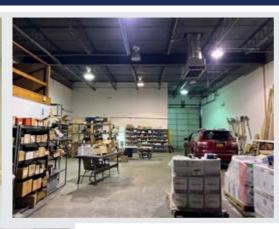
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I V E 44 W. Jefryn Blvd, Suite M Deer Park, NY 11729 P: 631-392-0784 F: 631-392-0785 www.alliancerealestate.info

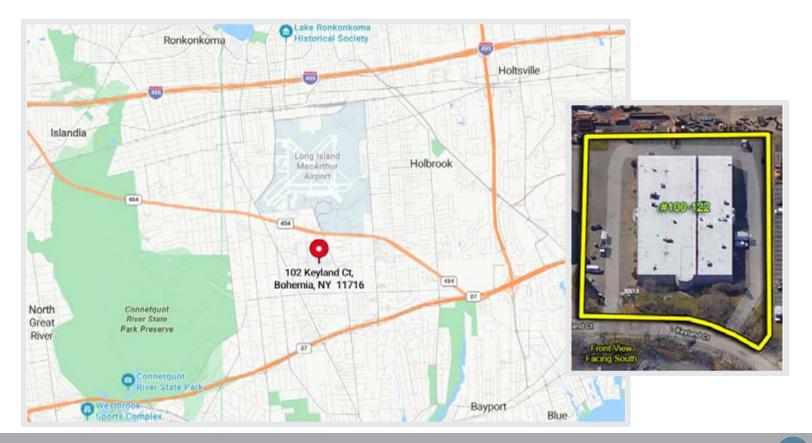
UNIT #102 > INTERIOR PHOTOS LOCATION OVERVIEW











All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or Other terms and conditions, prior to sale, lease, financing or withdrawal without notice. The foregoing information is based upon Broker's site visit and discussions with Seller/Landlord. Broker did not independently confirm legal status of any structures through the Town's Building Dept.