

# 885

## Waverly Avenue, Holtsville

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+/-8,000 SF AVAILABLE FOR LEASE



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Total Building:	+/- 50,000 SF
Plot Size:	+/- 3.01 Acres
Total Available Space:	+/- 8,000 SF
Warehouse/Showroom:	+/- 5,500 SF
Office:	+/- 2,500 SF
Loading:	1 drive in (20' x 15')
Ceiling Height:	18'-25' Clear
Power:	1,600 amps 208 VAC
Heat:	Oil
Parking:	Ample
Sprinklered:	Fully
Zoning:	Light industrial (Town of Brookhaven)
Occupancy:	Immediate
Real Estate Taxes:	\$99,812.29 (\$1.99 PSF)
Asking Lease Price:	\$17.50 PSF All In
Asking Sale Price:	Present Offers

## Property Highlights

- 8,000 SF front-facing unit within a 50,000 SF building, featuring dedicated parking and great corporate image on Waverly Avenue
- Strategically located 1 mile south of the LIE (Exit 62)
- Brand new roof installed in 2018
- LED lighting throughout
- Dedicated double door outside entrance to showroom
- Column free

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