

FOR SALE



SPACE DETAILS:

BUILDING SIZE:	+/- 15,200 SF
YEAR BUILT:	1967
LOT SIZE:	+/- 0.80 ACRES
PARCEL ID:	0100-168.00-03.00-004.000
ZONING:	G-INDUSTRY (LIGHT)
OFFICE SPACE:	+/- 1,300 SF
CEILING HT:	+/- 12' CLEAR
LOADING:	1 (12'x10') DRIVE IN 1 (10'x10') DRIVE IN/DOCK COMBO
HEAT:	GAS
HVAC:	FULL
POWER:	AMPLE
SPRINKLERED:	FULLY
SEWERED:	YES
PARKING:	EXCELLENT
RE TAXES (2023/24):	\$32,583.73 /Yr



User | Investor Opportunity!

**FREESTANDING
INDUSTRIAL BUILDING**

- 0.25 REAR FENCED-IN YARD.
- THIS BUILDING FEATURES A 60 KW GENERAC GENERATOR.
- CLOSE TO SUNRISE HWY., BROADWAY (RTE 110) AND COPIAGUE/AMITYVILLE LIRR STATION.

PRICE UPON REQUEST

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

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