





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
НЕАТ:	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):

ALBERTO FIORINI Managing Principal

E X

C

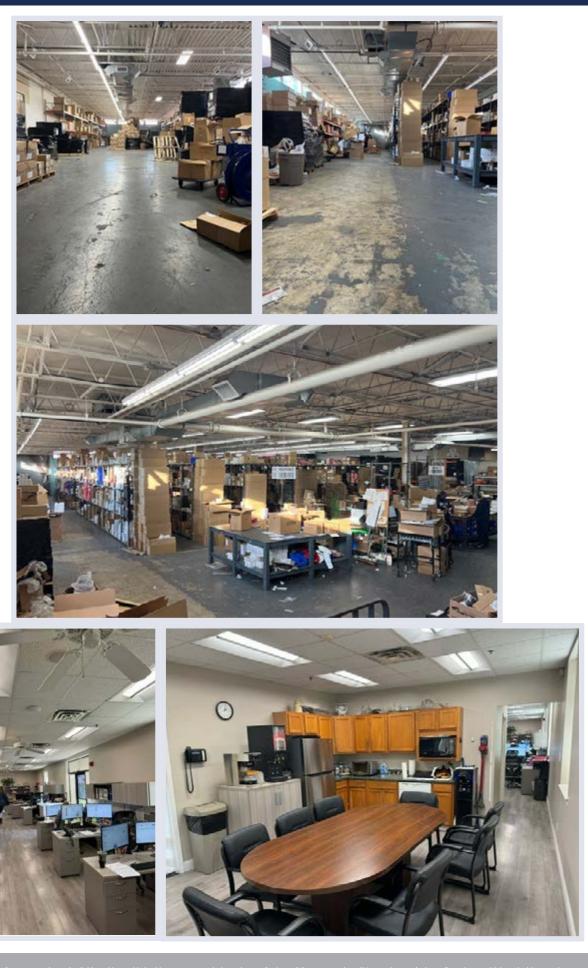
L

U

S

I V E (631) 392-0784 Ext. 102 (516) 652-7159 Cell afiorini@alliancerealestate.info SCOTT HARZ Associate (631) 392-0784 Ext. 114 (631) 495-4474 Cell sharz@alliancerealestate.info 44 W. Jefryn Blvd, Suite M Deer Park, NY 11729 P: 631-392-0784 F: 631-392-0785 www.alliancerealestate.info

l 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. ne 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.



6 DI TOMAS CT., COPIAGUE, NY 11726

EXTERIOR PHOTOS



