



Property Description

- +/- 65,264sf Industrial Building
- Temperature Controlled Warehouse
- Land Size: 4.35 Acres
- Ceiling Height: 20' Clear Main Level
- Office: +/- 4,000 SF
- Loading Docks: 5
- Drive-in: 2
- Heat: Gas
- Power: 4,000 amps @ 480V Heavy power
- Solar Panels
- Fully Sprinklered Fire System
- +/- 130 Parking Spots + Loads of Street Legal Parking

For Information Contact Exclusive Brokers:

MARIO ASARO  **SIO**
PRESIDENT / BROKER

📞 Cell: 631.553.7329

☎ Office: 631.694.3500 Ext 301

✉ masaro@industryone.com

JOE NATOLI

LICENSSED RE SALESPERSON

📞 Cell: 631.525.1099

☎ Office: 631.694.3500 Ext 318

✉ jnatoli@industryone.com



Lease Price: \$16 sf/ Net
Sale Price: \$16,838,000
Taxes: \$144,685

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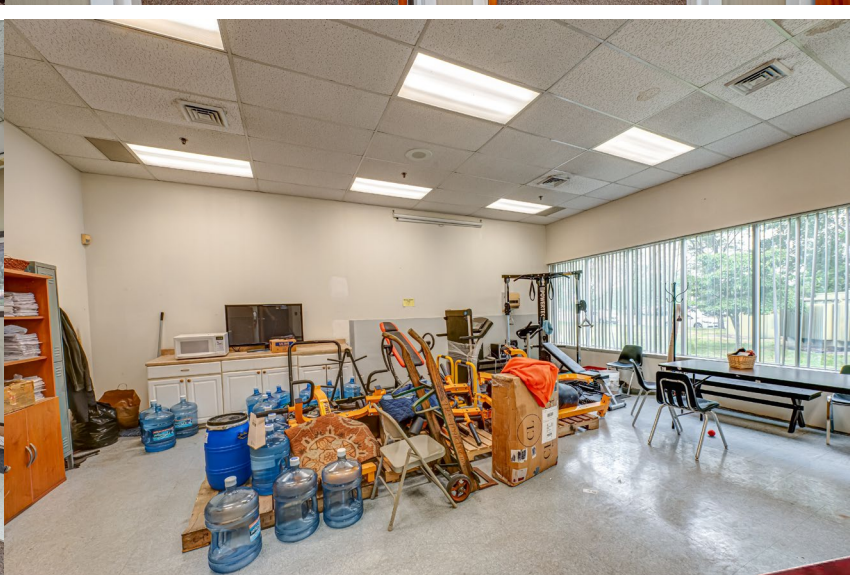




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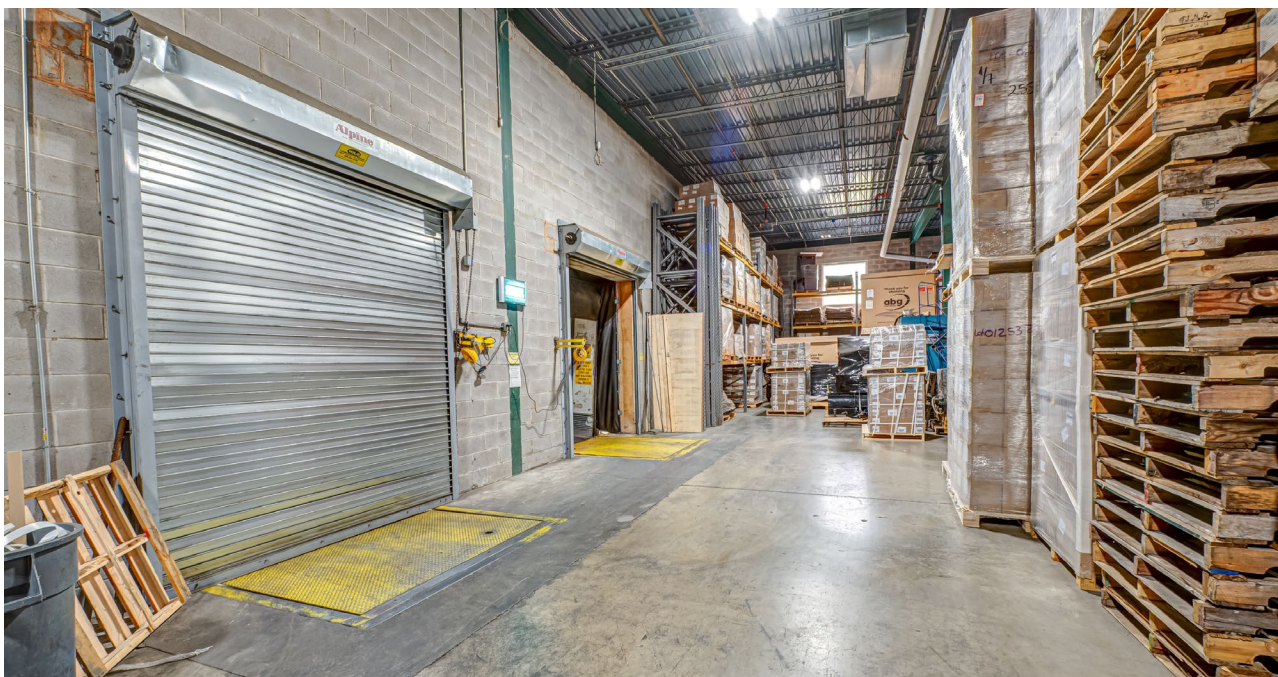


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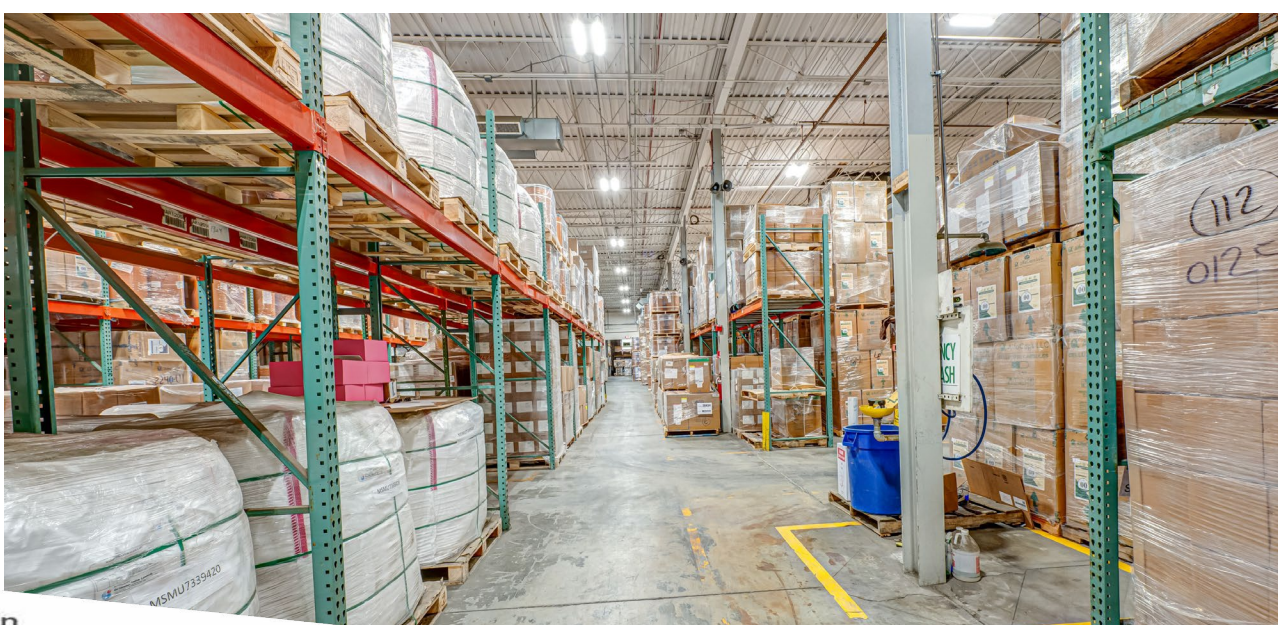
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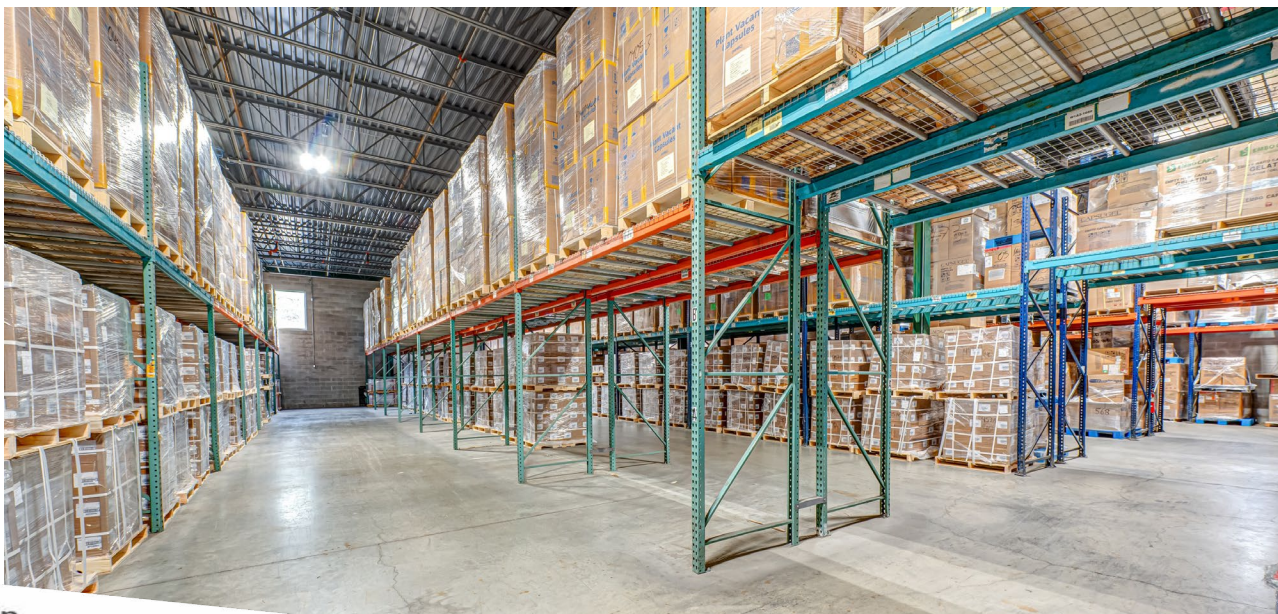


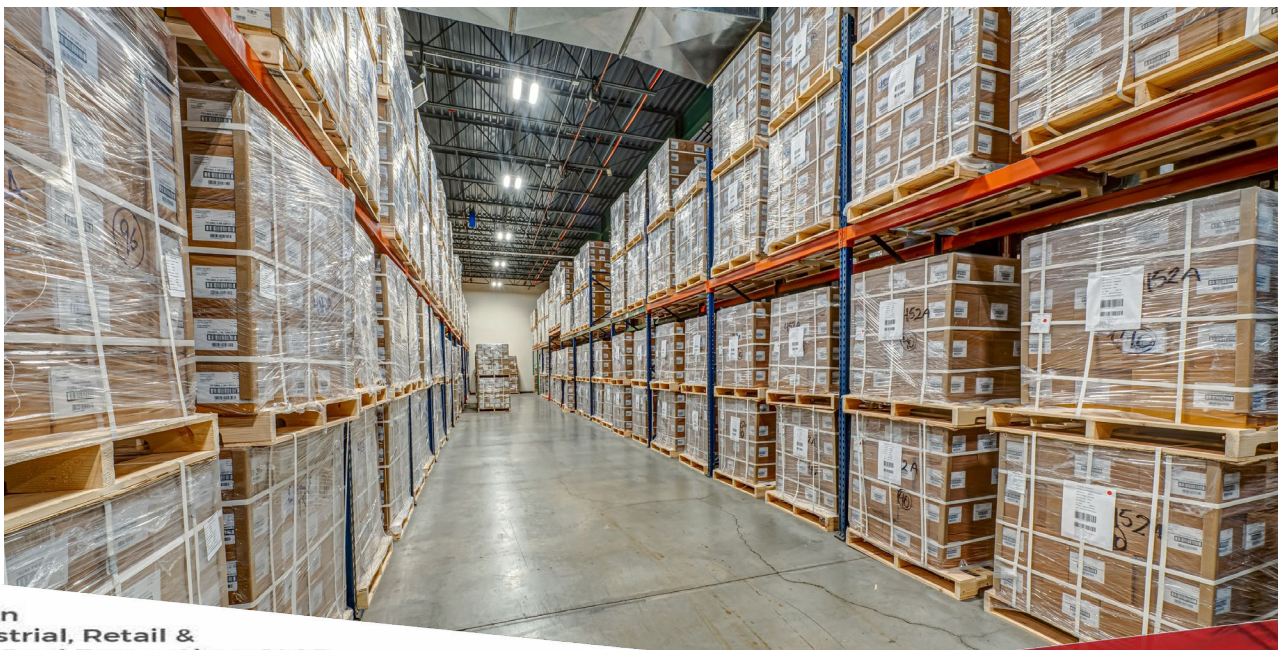


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