

**ATLANTIC**

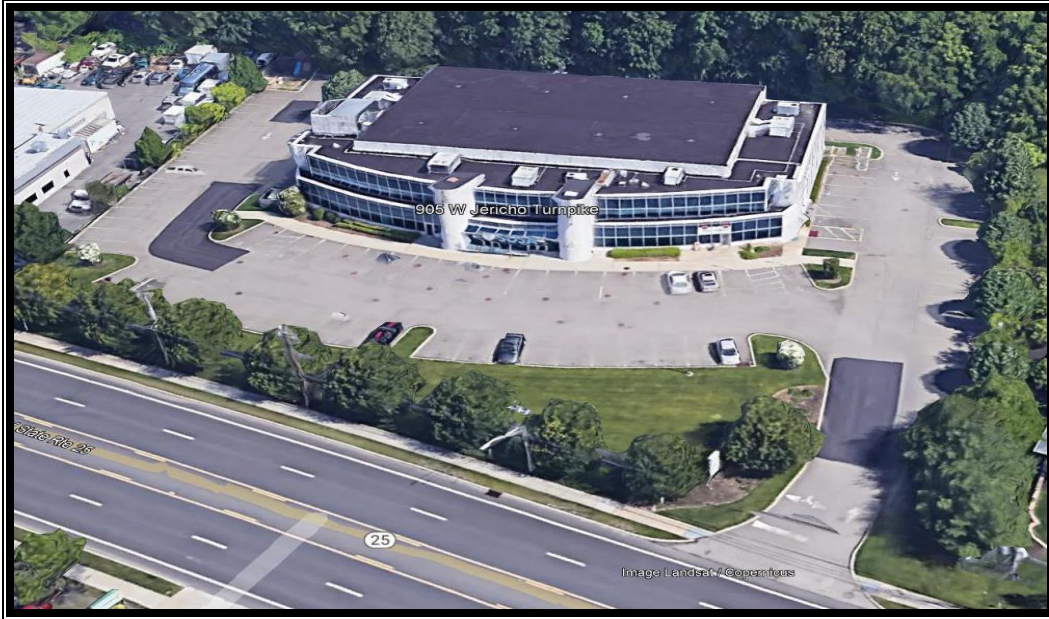
## *Atlantic Property Services, LLC*

*Industrial & Commercial Real Estate*  
20 Broadhollow Road, Melville, New York 11747

howard@atlanticproperty.com

WE ARE PLEASED TO ANNOUNCE OUR APPOINTMENT AS EXCLUSIVE AGENT FOR THE FOLLOWING PROPERTY:

# **905 W. JERICHO TURNPIKE SMITHTOWN, NEW YORK**



## ***QUALITY CONSTRUCTION / BUILT IN 2004*** ***"WSI" ZONING (Wholesale Service District)***

<b>Building Size:</b>	<b>25,720 sf</b>
<b>Plot Size:</b>	<b>2.45 acre (106,561 sf)</b>
<b>Sale Price:</b>	<b>\$5,595,000</b>

<b>Ceiling Height:</b>	31' clear height	<b>Parking:</b>	138 cars
<b>HVAC:</b>	Full building	<b>Office:</b>	7,000 sf +/-
<b>Loading:</b>	1 drive-in door	<b>RE Taxes:</b>	\$2.03 psf
<b>Elevator:</b>	One (1) 2,000 lb passenger elevator serving all 3 floors		

**For further information or to schedule an inspection, contact exclusive broker:**

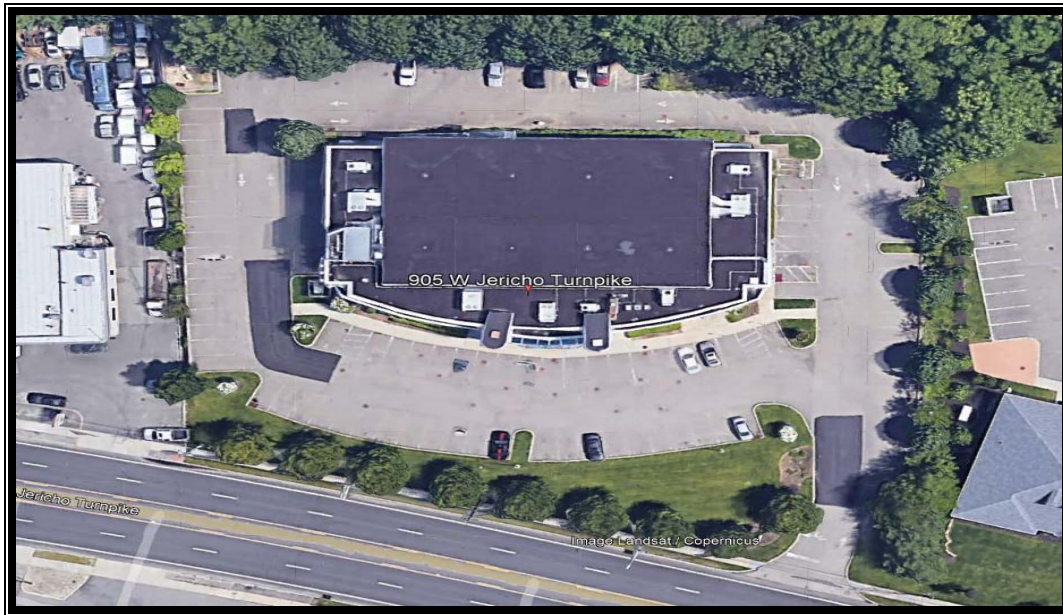
**Howard S. Nemshin**  
***Atlantic Property Services, LLC***  
**516-381-1038**  
**[howard@atlanticproperty.com](mailto:howard@atlanticproperty.com)**

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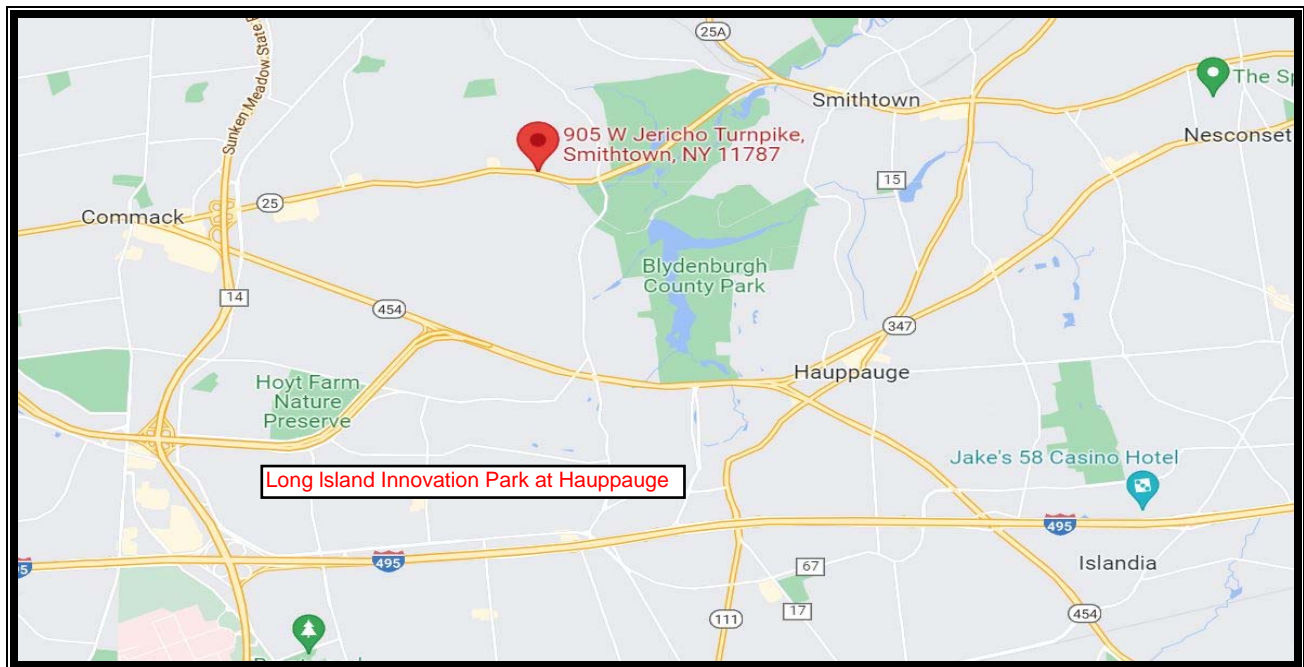
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## LOCATION MAP



**Howard S. Nemshin**  
**Atlantic Property Services, LLC**

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**SUBJECT'S FACADE – VIEW FROM SOUTHEAST**



**SUBJECT FACADE VIEW FROM SOUTHWEST**

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**REAR VIEW FROM NORTHEAST**



**INDOOR SOCCER FIELD AND BLEACHERS**