



**MUST SEE  
SUPERB FLEX BUILDING!!!**

### **Property Description**

- +/- 3,380sf Industrial Building +/- 700SF Mezzanine on .22 Acre Site
- Completely Renovated to New Quality in 2007 using High Energy Efficiency Standards
- 75% All New Above Grade Offices
- 25% Super Clean Warehouse Currently Being Used as Open Ceiling Back Office
- New HVAC System
- All New Above Grade Doors
- All New Windows Through-out
- All New Lighting & Electric Through-out
- 3 New Tiled Restrooms (1 ADA)
- High End Office Furniture can be Made Available
- Fiber Connection as well as RGB Cabling & Shielded CAT 5
- New High-End Kitchen
- Fire Sprinkler System
- 12 Camera Surveillance Security System
- Beautifully Landscaped with Sprinkler System
- Gas Heat
- Server Room with Separate Zone
- 2 New Overhead Doors
- Connected to Sewers
- Close to Route 110 & Southern State Pkwy



**For More Information Contact Exclusive Broker:**

**MARIO ASARO**  **SIOR**

PRESIDENT / BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com

### **Current Expenses:**

2022 Taxes: +/- \$17,472

**Lease: \$6,500/mth Gross  
Sale Price: \$1,450,000**

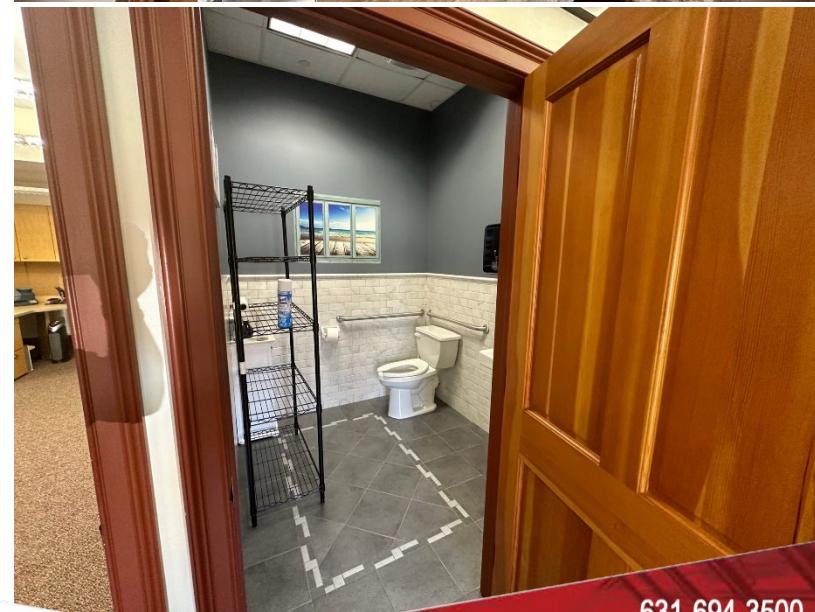
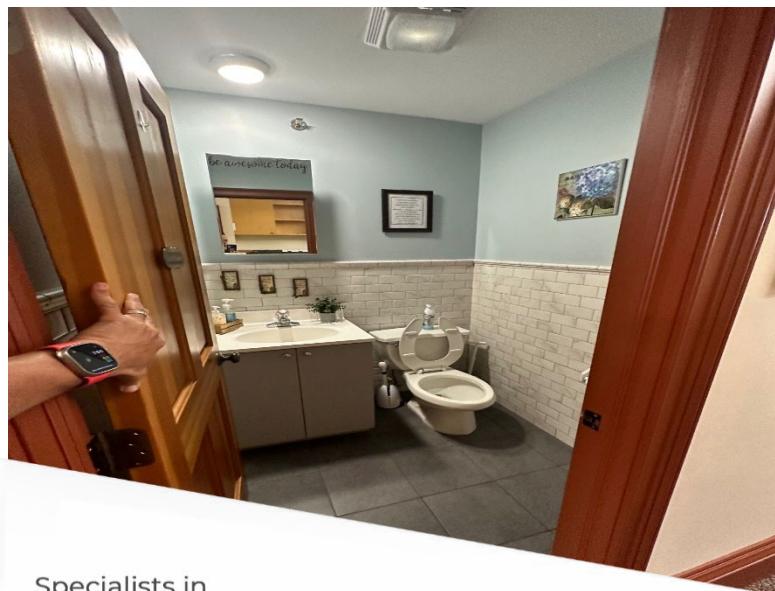
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Office, Industrial, Retail &  
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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice

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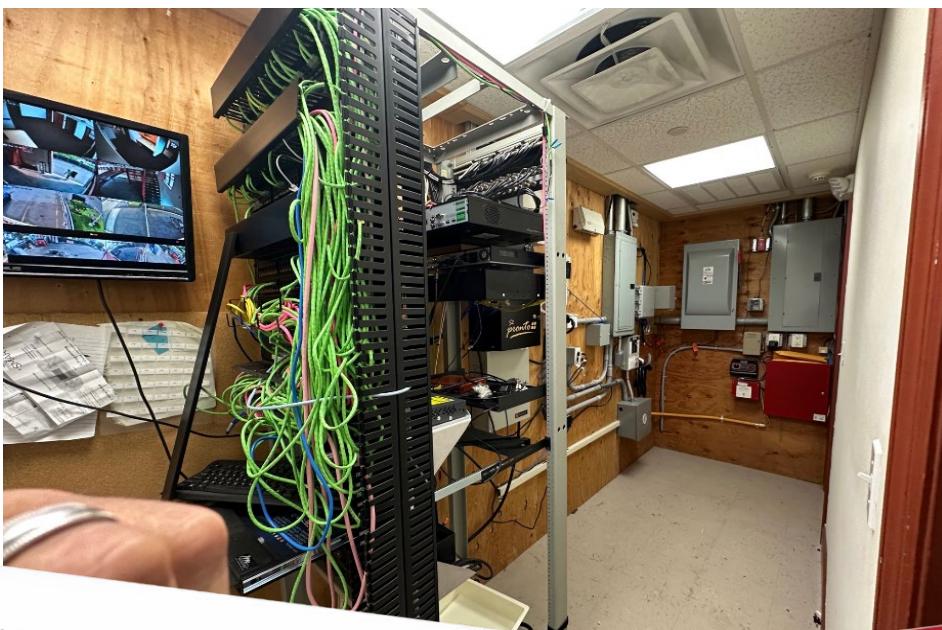
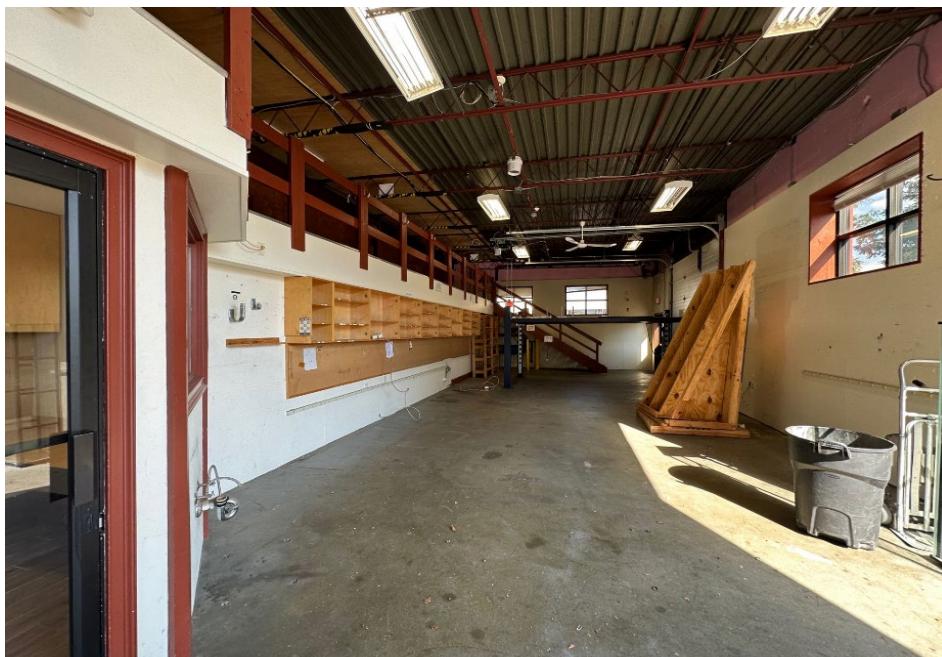
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SURVEY NO. 57-4955  
TITLE NO.

OFFICERS OR DIVISIONS. SUCH DIVISIONS ARE FORMED FROM THE PROPERTY LISTS TO THE STRUCTURES FOR A SPECIFIC FIGHTING AND USE PURPOSES. THERE ARE NOT DIFFERENCES TO THE MANAGEMENT OF THE PROPERTY LISTS OR TO THE USE OF OTHER APPROACHES.

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TOLEDO  
4-55-49-103

STREET 43.00

4/42  
4/DT4

SURVEY

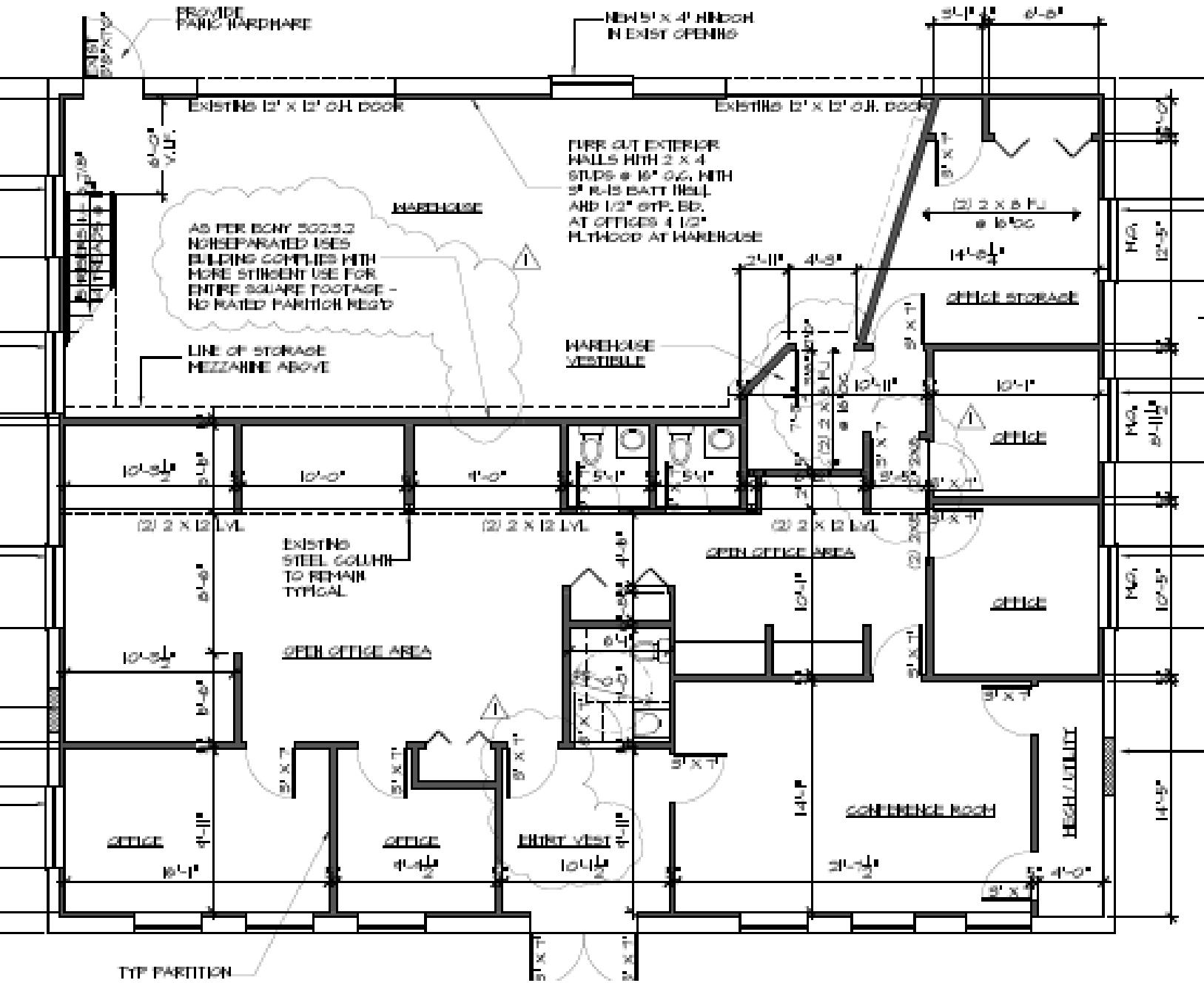
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