

**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**  **SIO R**
PRESIDENT/ BROKER

📞 Cell: 631.553.7329

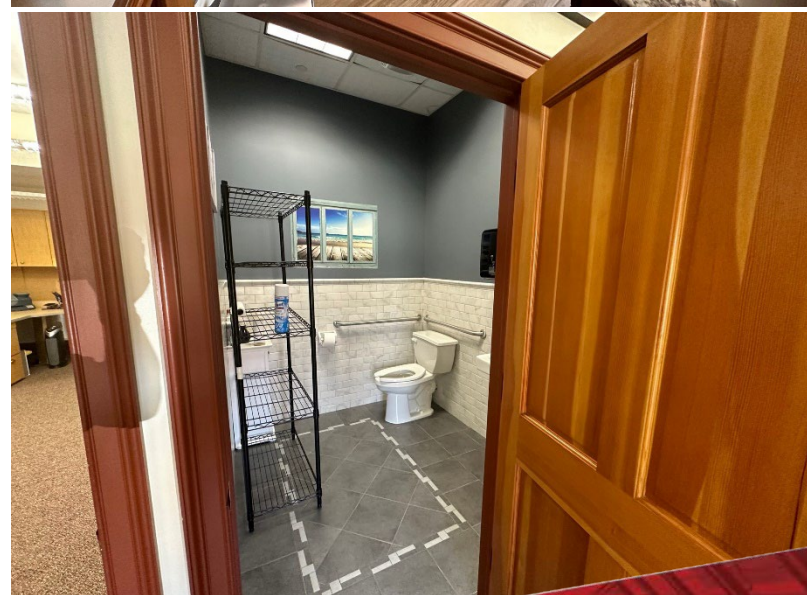
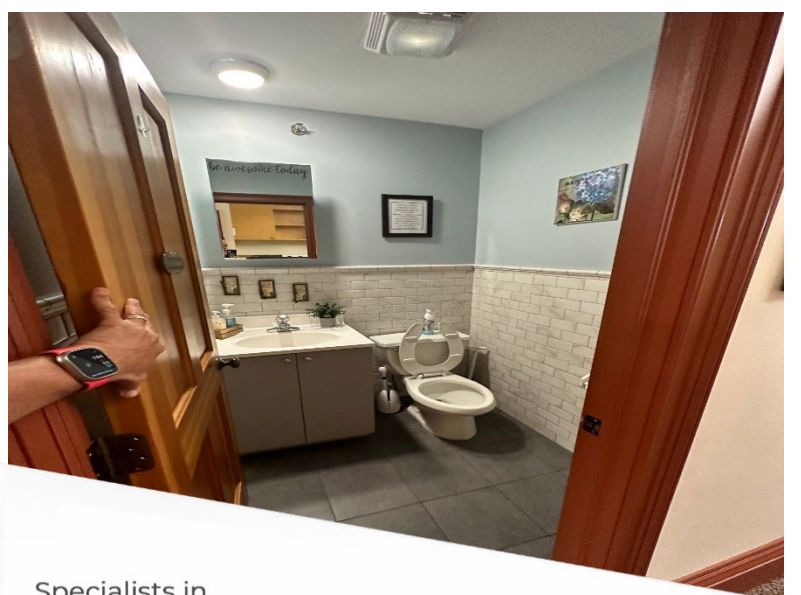
☎ Office: 631.694.3500 Ext 301

✉ masaro@industryone.com

Current Expenses:

2022 Taxes: +/- \$17,472

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



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