



### Property Description

- +/- 7,533sf on 19,000sf of Land
- 50% Office
- Completely Renovated 2017
- New Roof, Windows, Doors, Roll Up Door, HVAC, Electric
- Ceiling Height: 12-13ft
- 1 Drive-in Door
- Full Building Power Generator
- Clean Warehouse with only 2 Columns
- Connected to Sewers
- 400 Amps



**Sale Pricing: \$2,750,000**  
**Taxes: \$24,792**

**For Information Contact Exclusive Broker:**

**MARIO ASARO**  **SIO**  
PRESIDENT/ BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

✉ masaro@industryone.com



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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.

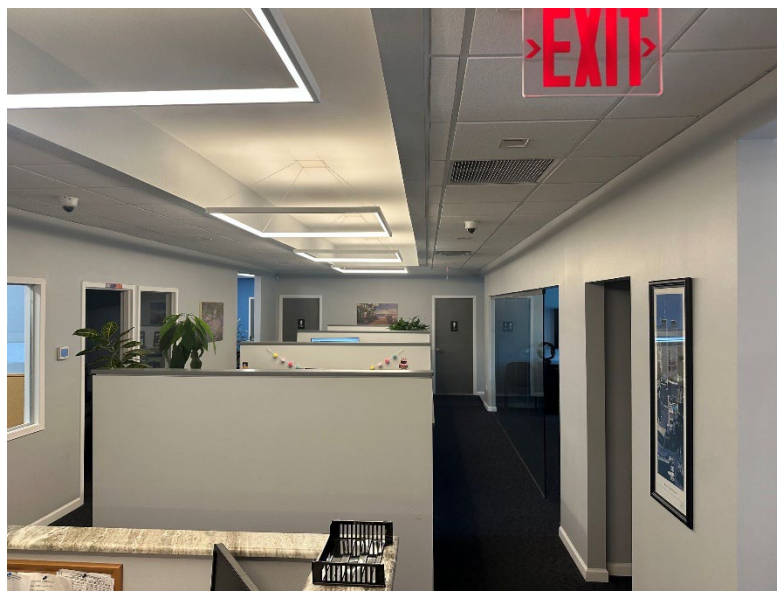
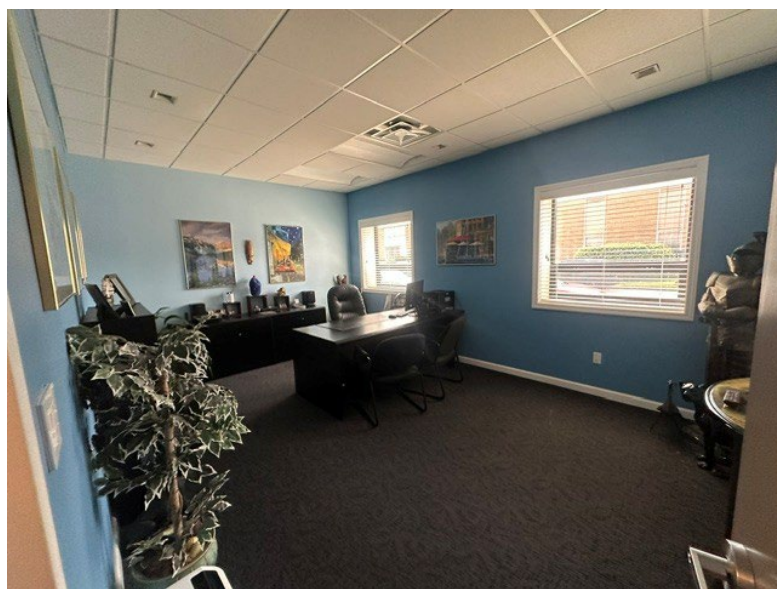
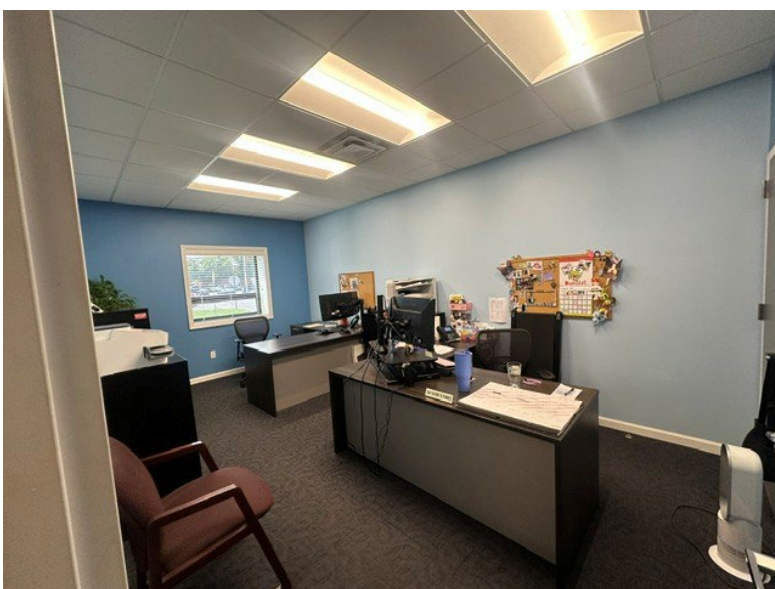
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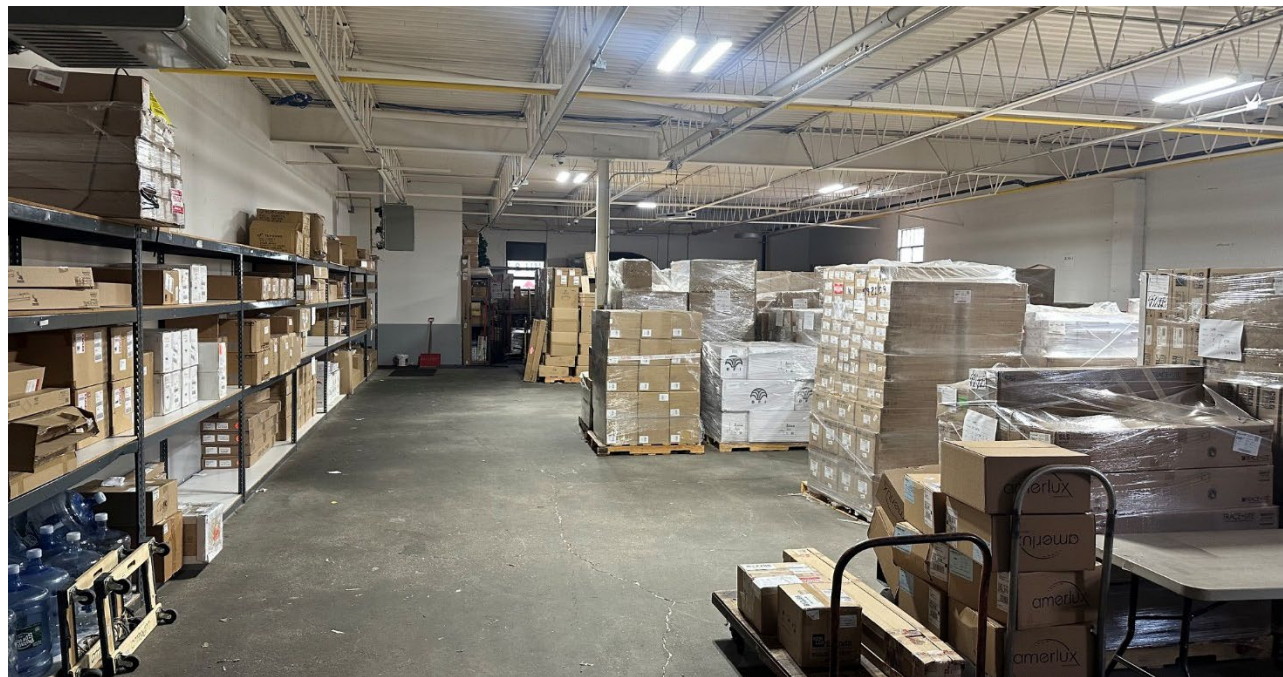
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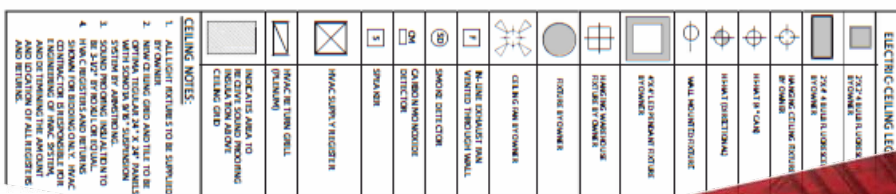
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| ELECTRIC CEILING LIGHT                                                                |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
|  | 2024 A WALL LIGHT B             |
|  | 2024 A WALL LIGHT C             |
|  | WINGING CEILING LIGHTS BY ROOMS |
|  | HIGHWAY 1 - C-ONE               |
|  | HIGHWAY 1 - C-TWO               |
|  | WALL MOUNTED LIGHTS             |
|  | 4000 K LED DOWN LIGHTS BY ROOMS |
|  | HANGING DOWN LIGHTS BY ROOMS    |
|  | CEILING DOWN LIGHTS BY ROOMS    |
|  | WALL LIGHT EXHAUST FAN          |
|  | WALL LIGHT EXHAUST FAN          |
|  | SMOKE DETECTORS                 |
|  | ON DETECTOR                     |
|  | SPRINKLER                       |
|  | WALL LIGHT EXHAUST FAN          |
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