



**PRIME LOCATION!!
+/- 16,500sf Industrial Building**

Property Description

- +/- 16,500sf on +/- 39,000sf of Land
- 10% Office
- Ceiling Height:
 - 15' Clear in +/- 12,000sf
 - 21' Clear in +/- 4,500sf
- 1 Drive-in
- 1 Loading Dock
- 1 UPS Dock
- Connected to Sewers
- Fully Sprinklered
- Heavy Power (See Pictures)
- Gas Heat
- Close to LIE Exit 49S

**Photo Digitally Enhanced
to Remove Cars**



For Information Contact Exclusive Broker:

MARIO ASARO  **SIOR**

PRESIDENT / BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com



Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

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

**PRICING: \$5,150,000
NOW: \$4,950,000
Taxes: \$35,869.80**

631-694-3500
www.industryone.com



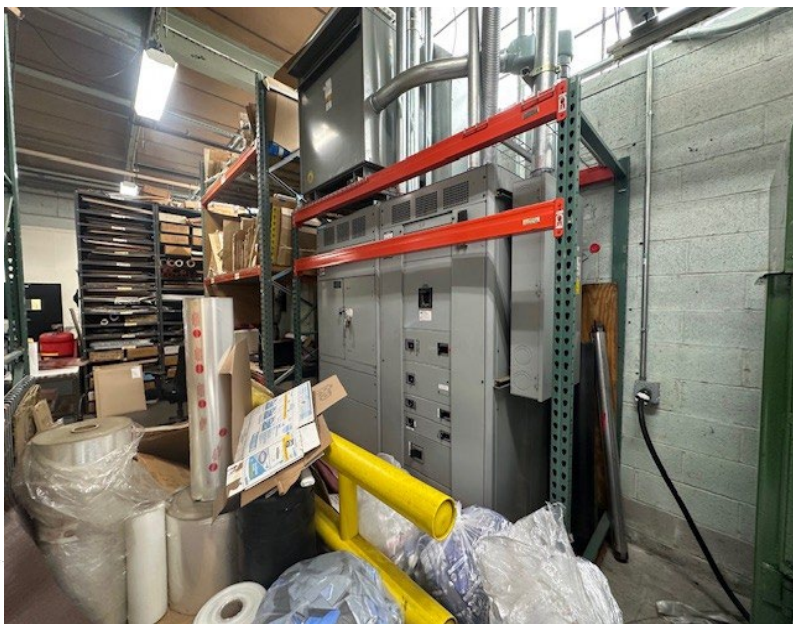
**Photos digitally enhanced.
Pavement imperfections removed for visualization.**



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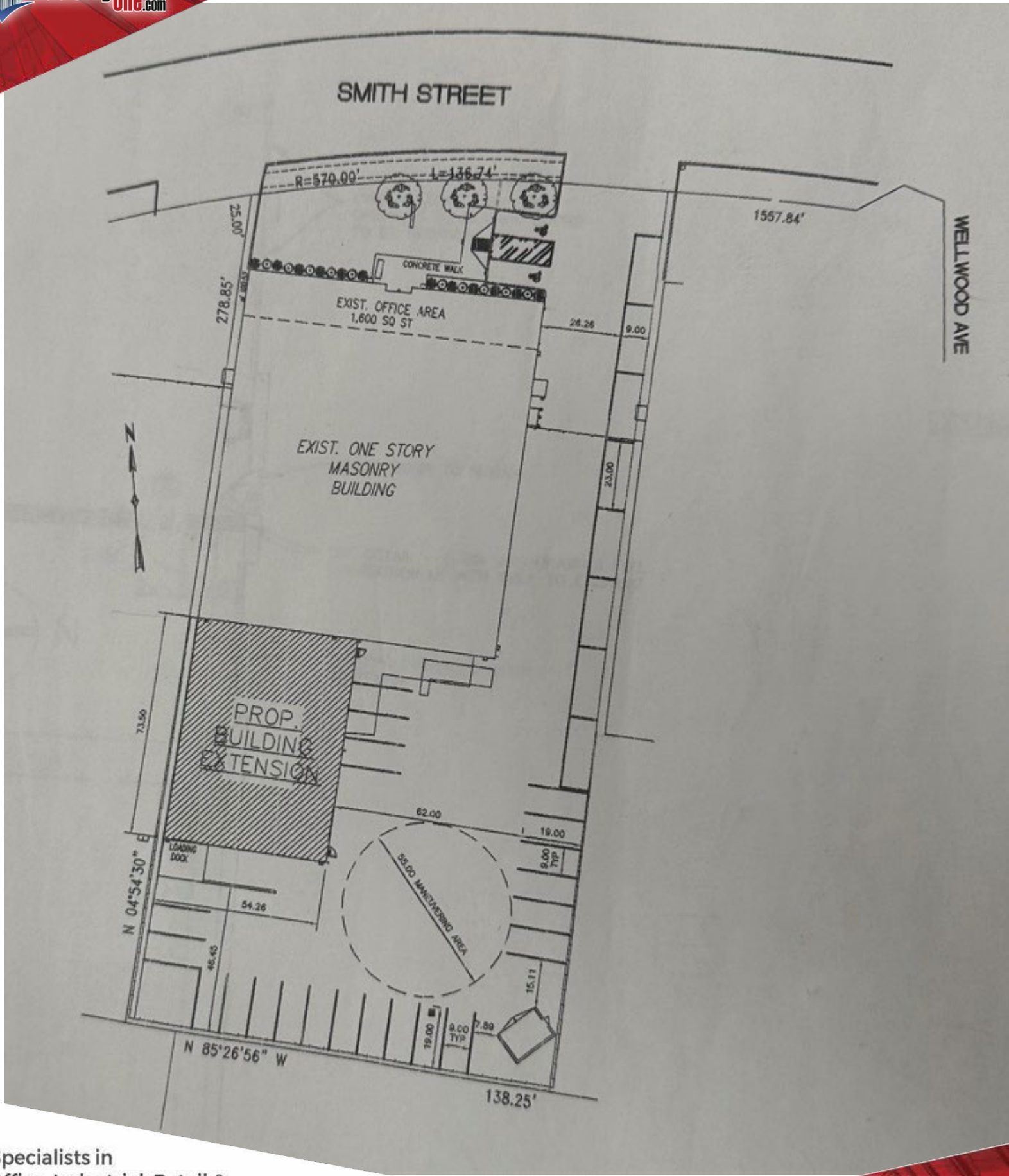


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