



**SCAN ME
FOR VIDEO TOUR**



Property Description

- +/- 12,480sf on 27,000sf of Land
- 30% Very High-End Office
- Ceiling Height: 14' Clear
- New Roof
- 2 Drive-ins
- 1 Loading Dock
- Heavy Power – 800amps
- LED Lighting
- Heavy Duty Fenced Yard
- Connected to Sewers



For Information Contact Exclusive Broker:

MARIO ASARO  **SIOR**
PRESIDENT/ BROKER

Cell: 631.553.7329
Office: 631.694.3500 Ext 301
masaro@industryone.com



**Lease: \$22.00sf Modified Gross
Sale Pricing: \$4,195,000
Taxes: \$33,600**

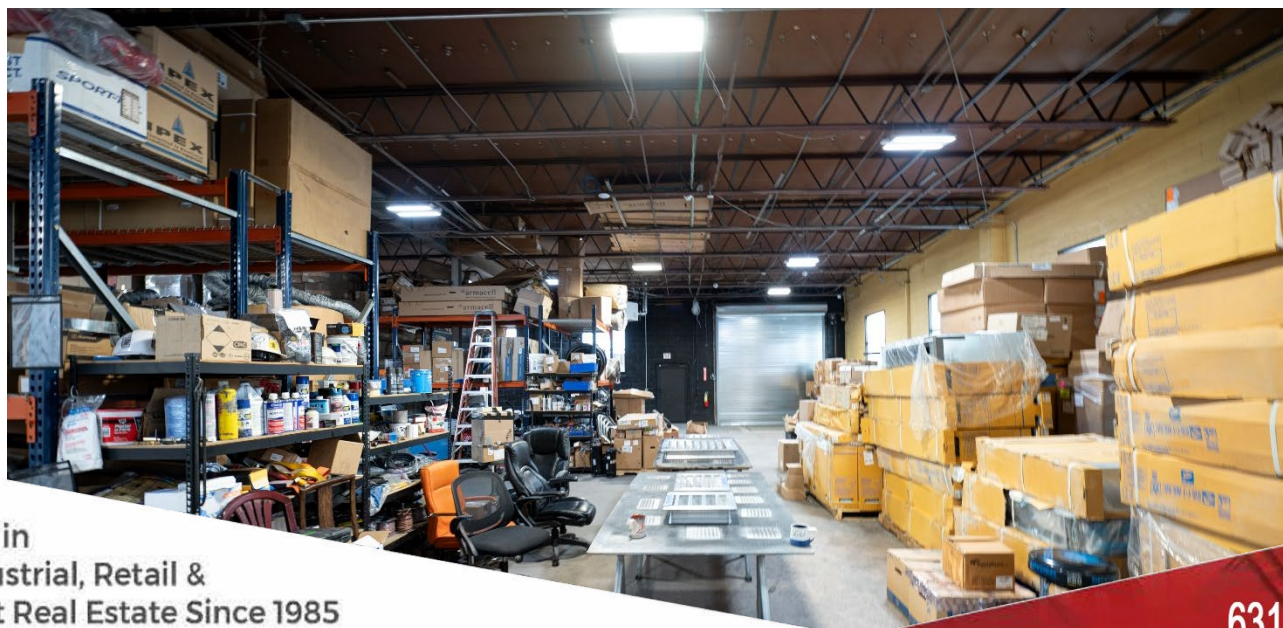
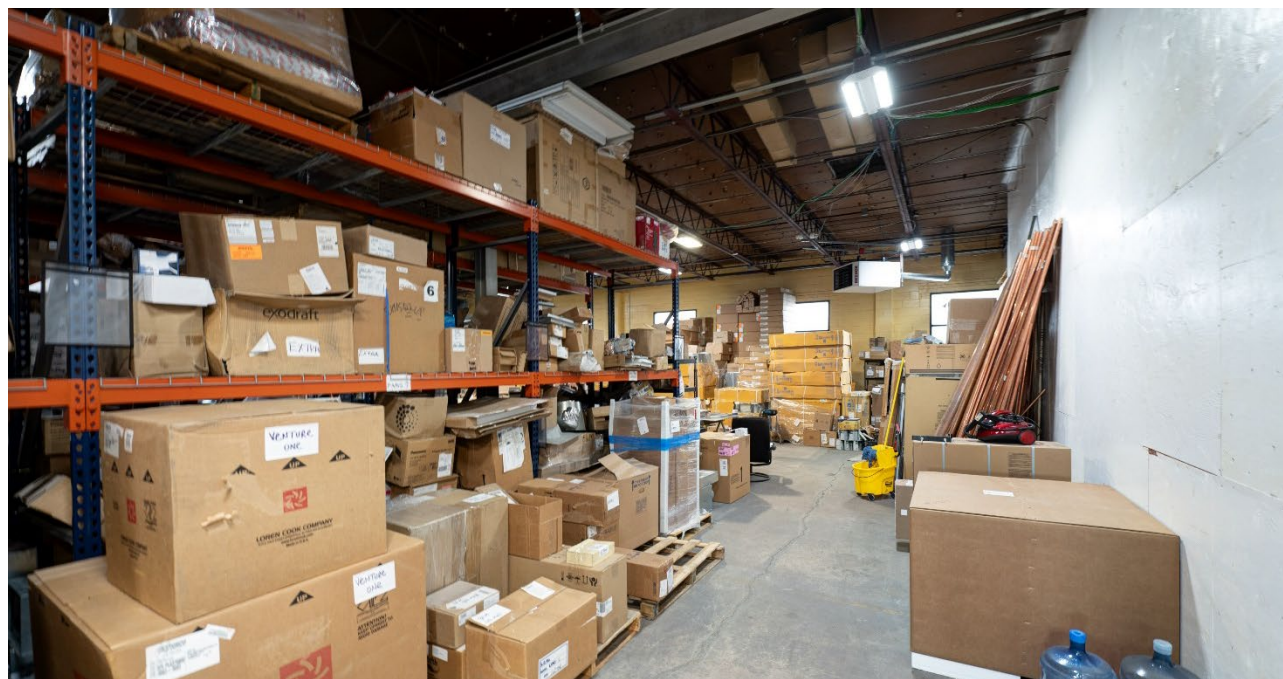
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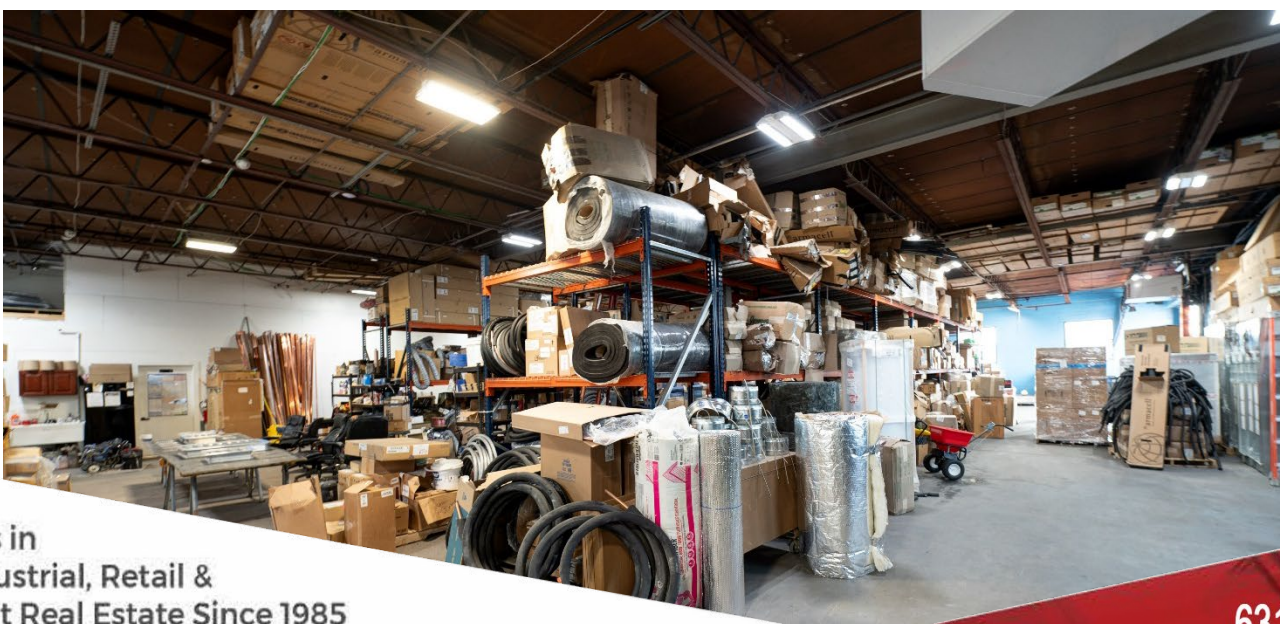


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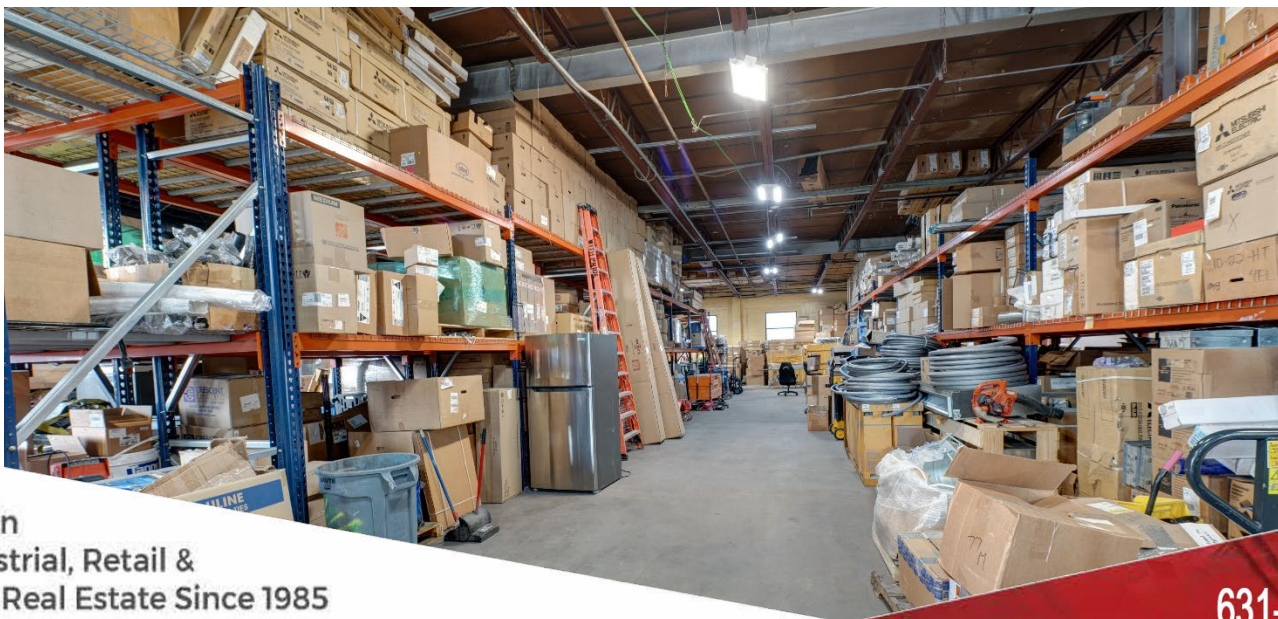
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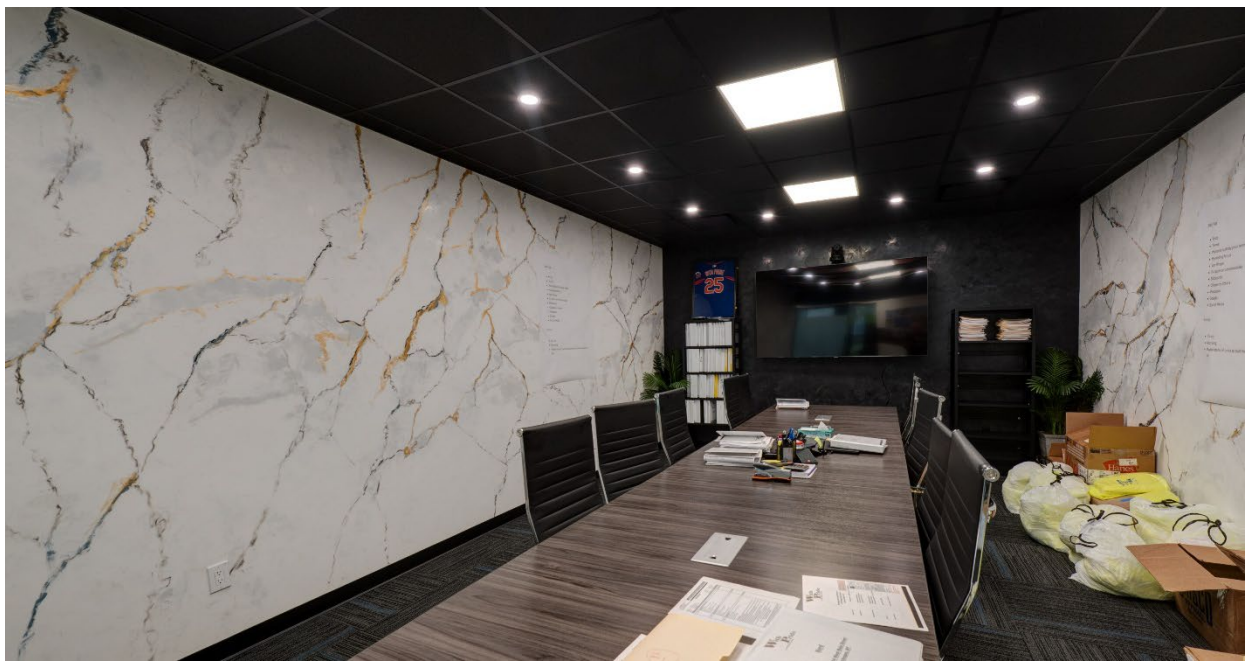
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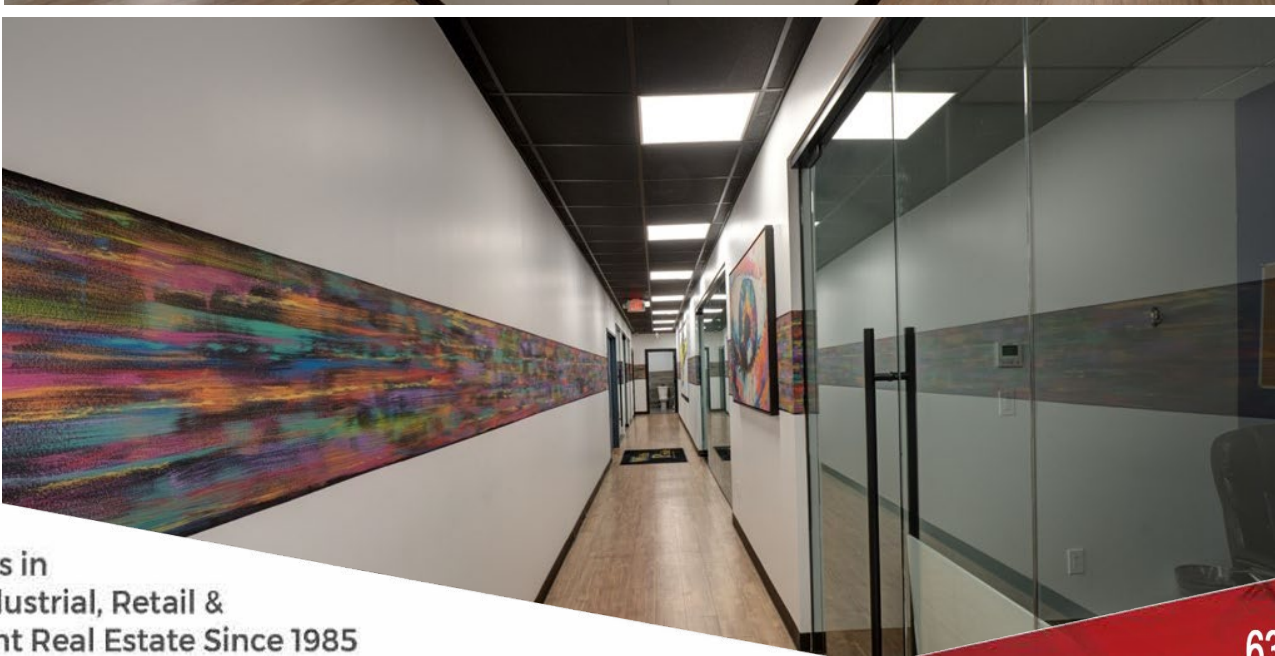
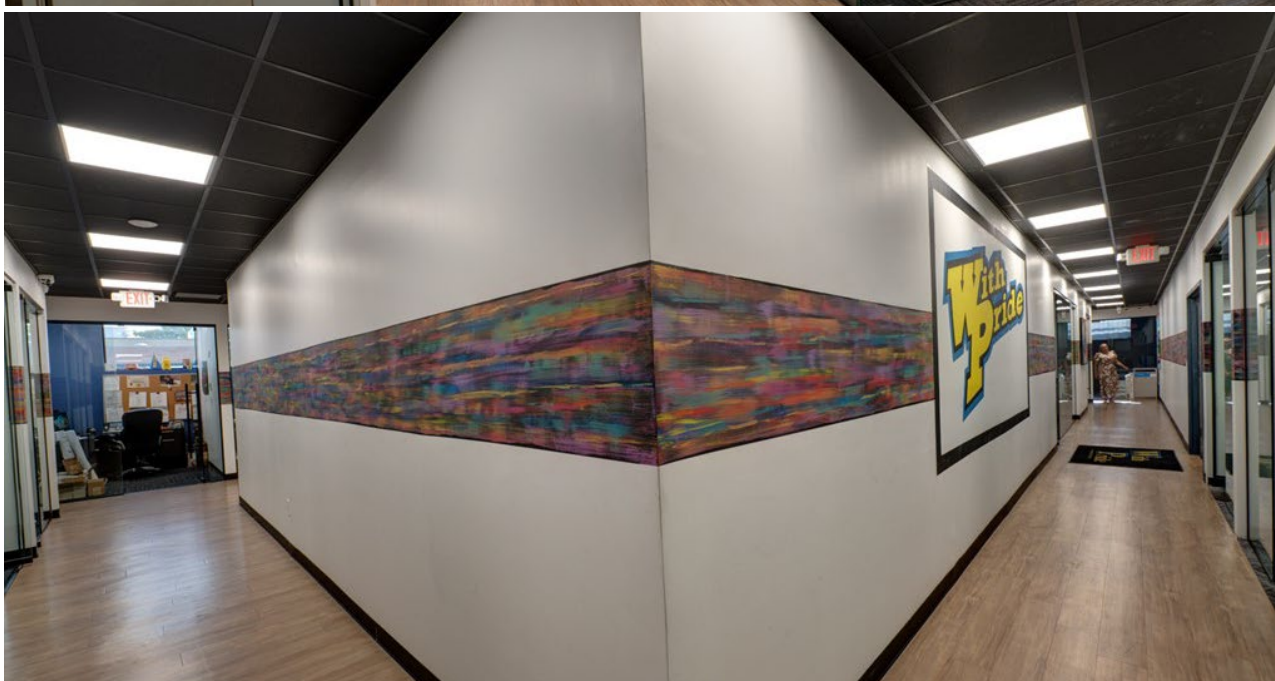
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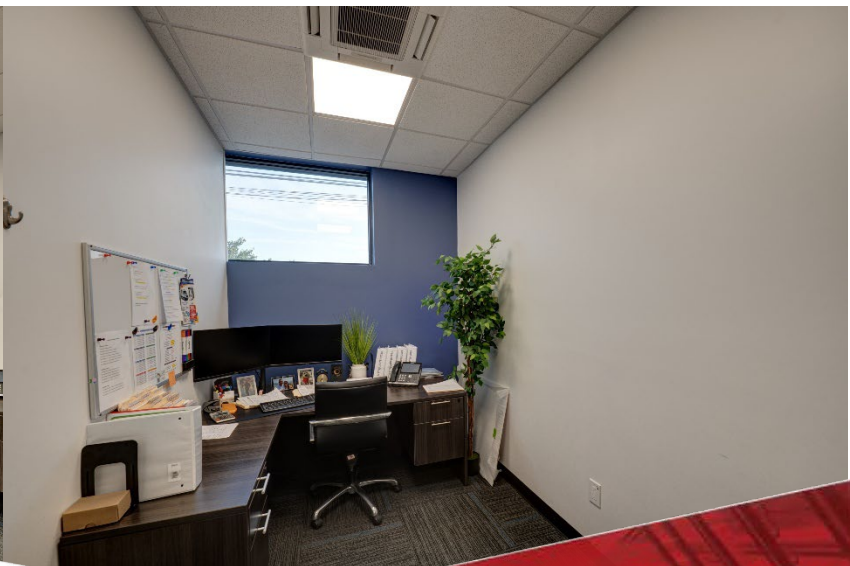
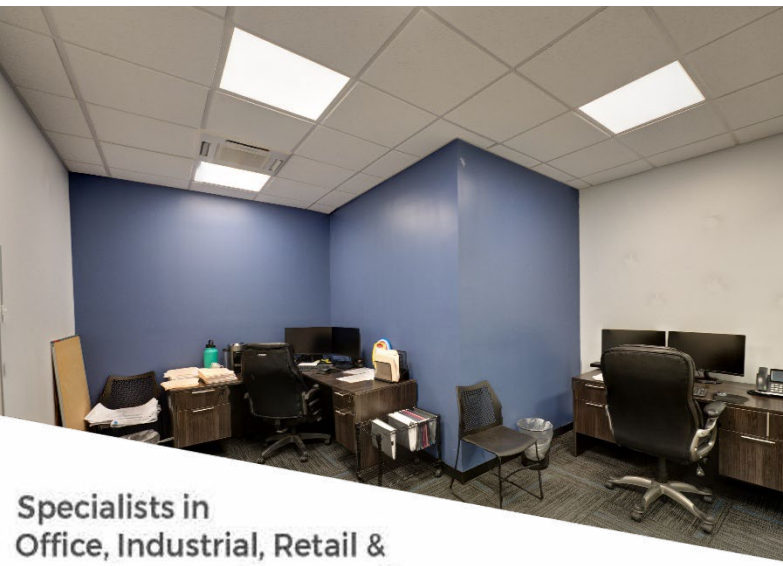
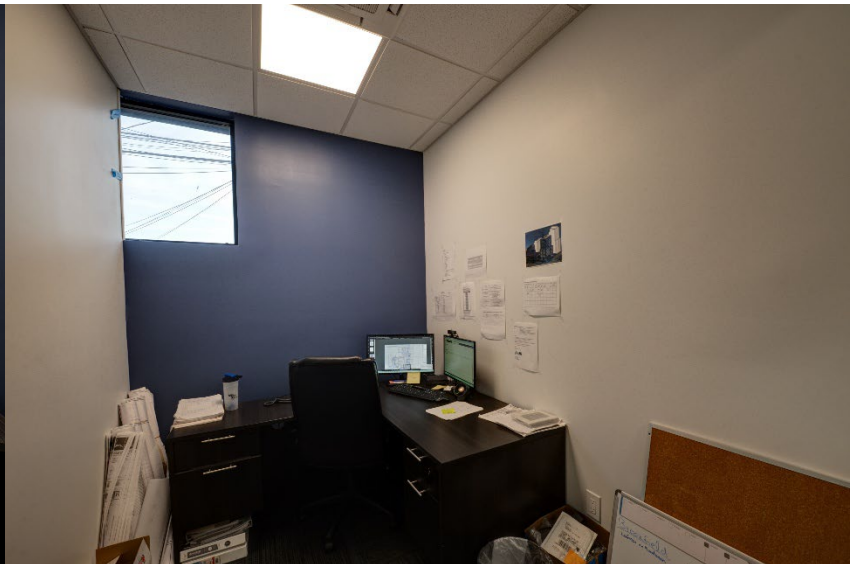
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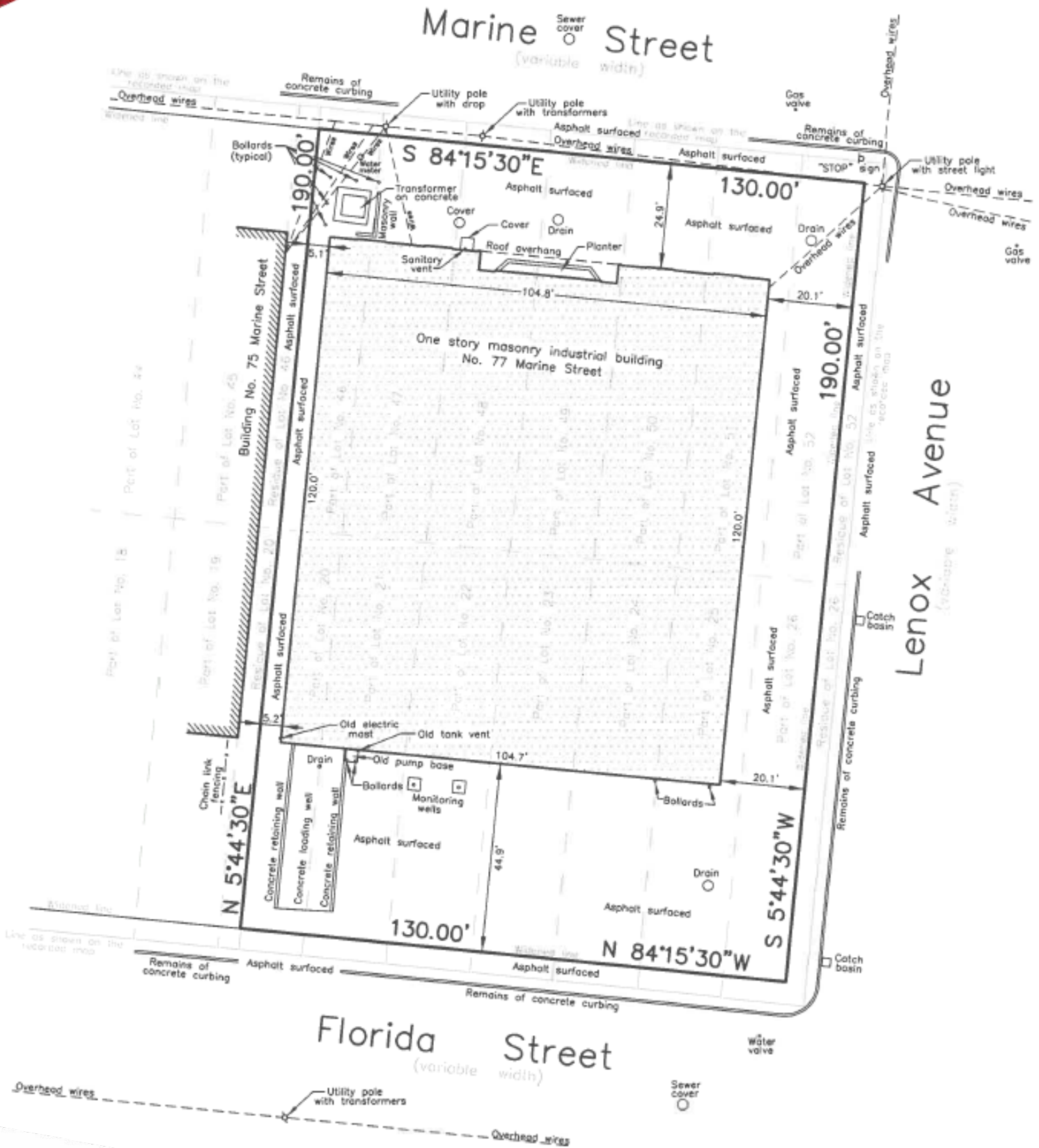
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