

FOR SALE :
450 Smith St. Farmingdale, NY

Pre-painted Rendered Photos



PRIME LOCATION!!

+/- 16,208sf Industrial Building

Property Description

- +/- 16,208sf on +/- 39,000sf of Land
- 10% Office
- Ceiling Height:
 - 15' Clear in +/- 12,000sf
 - 21' Clear in +/- 4,208sf
- 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
- **Warehouse Photos have been rendered to show possible look once walls & floors have been painted.**



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



PRICING: ~~\$5,150,000~~

NOW: \$4,950,000

Taxes: \$35,869.80

631-694-3500

www.industryone.com

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



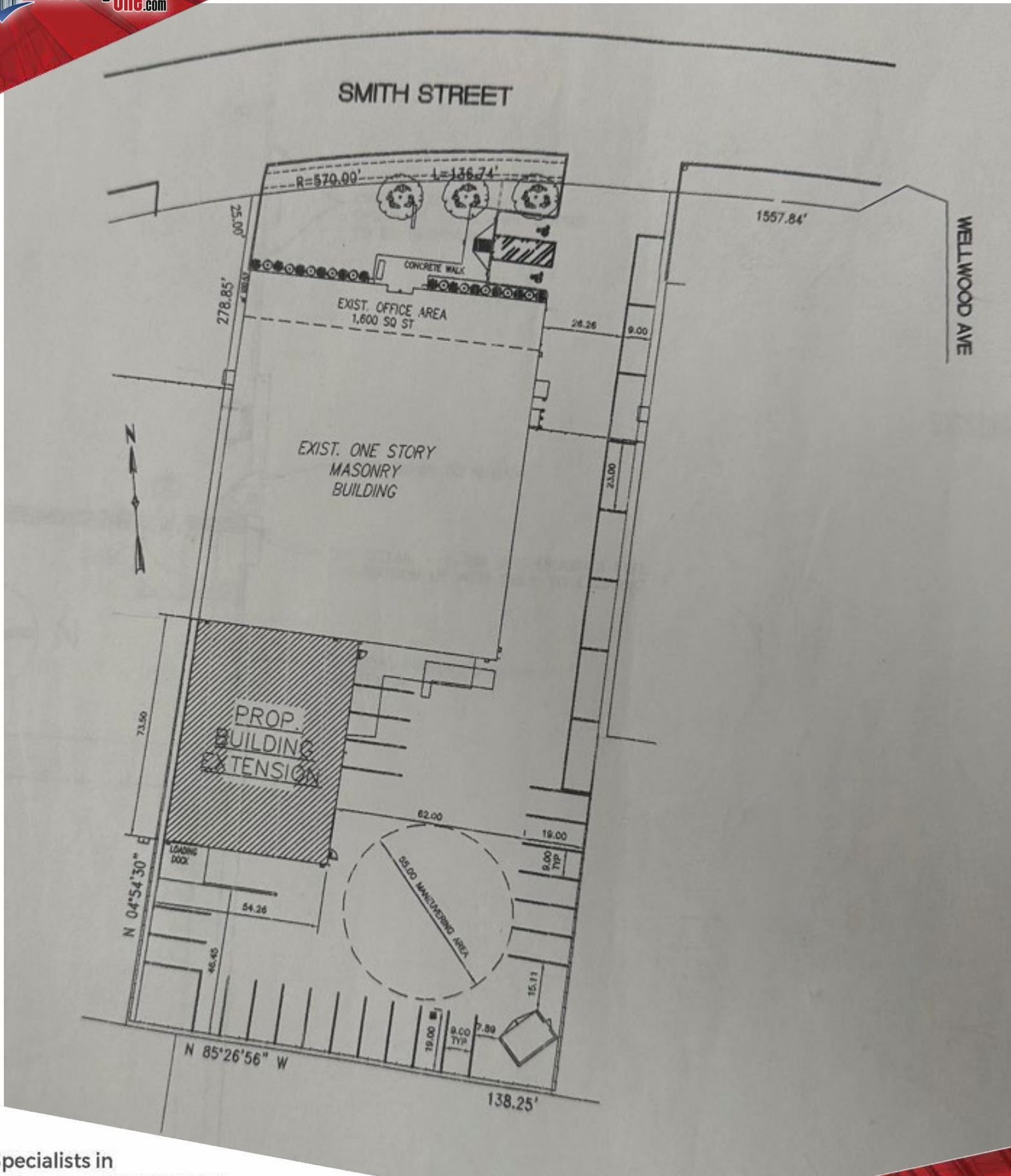


Photos have been rendered, please see description.



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