

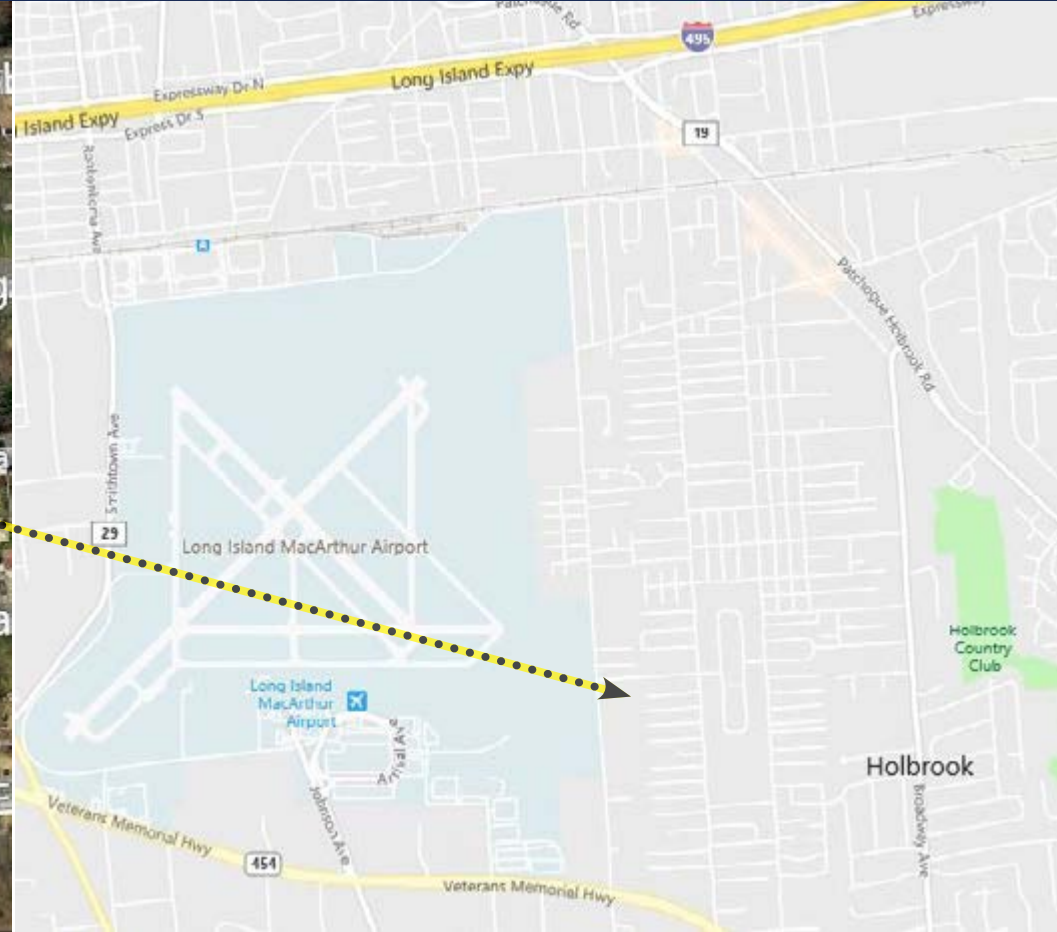
*Calling All Industrial Users / Investors - Owner Motivated!*

**DEVELOPMENT SITE**

**\*\* Site Plan Approved By Town Of Islip \*\***

**+/- 9.74 Acre Land  
Development Site**

**AERIAL VIEW  
Facing North**



For further information or to arrange an inspection, please contact exclusive broker(s):

**ALBERTO FIORINI**  
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www.alliancerealestate.info



# FOR SALE

## DEVELOPMENT SITE

*IDEAL CORPORATE HEADQUARTERS*

**THIS +/- 9.74 ACRE LOT ALLOWS FOR UP TO +/- 121,800 SF OF BUILDABLE SQUARE FOOTAGE.**

**A GREAT OPPOTUNITY TO BUILD TWO (2) +/- 60,9000 SF INDUSTRIAL BUILDINGS WITH +/- 30' CLEAR CEILING HEIGHT AND PLENTY OF LOADING**

**ZONED L-1 INDUSTIRAL, THIS SITE ALLOWS FOR AN ARRAY OF USES INCLUDING WAREHOUSING, MANUFACTURING, DISTRIBUTION, OFFICE, R&D, ETC.**

**REAL ESTATE TAX ABATEMENT MAY BE AVAILABLE FOR QUALIFIED USER (TOWN OF ISLIP / SUFFOLK COUNTY IDA)**

**GREAT FRONTAGE**

**CLOSE PROXIMITY TO VETERANS MEMORIAL HWY., SUNRISE HWY., LI MAC ARTHUR AIRPORT AND RONKONKOMA LIRR STATION**

**EASY ACCESS TO ALL MAJOR HIGHWAYS**

**SITE PLAN / SURVEY ATTACHED**

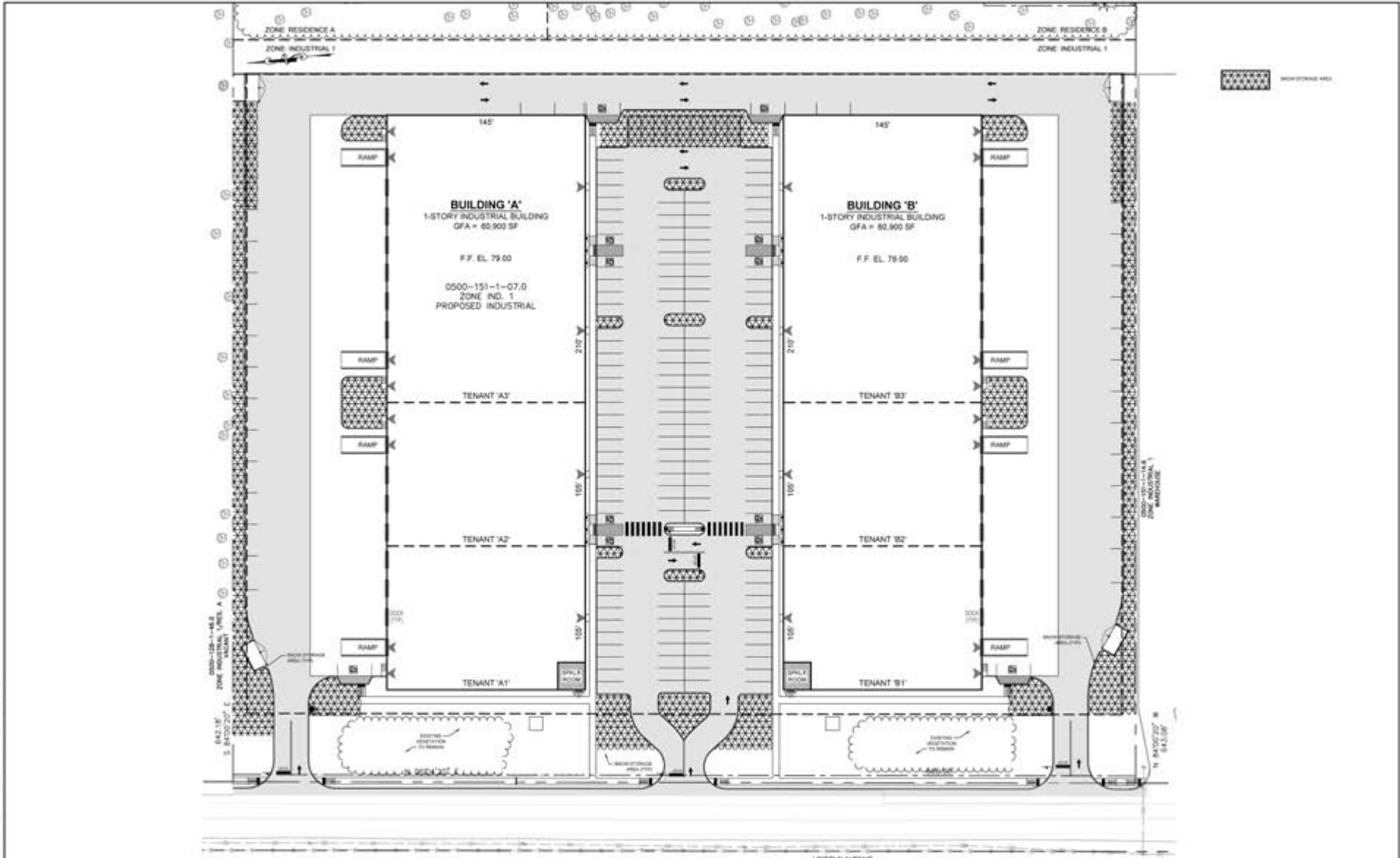


**\*\* Site Plan Approved By Town Of Islip \*\***

**OWNER MOTIVATED - PRICE FURTHER REDUCED!**

**ASKING: ~~\$9,695,000~~ \$9,000,000**





<p>1208201 PRE DEPT QMS - REVISE IN LOCATIONS</p> <p>1208201 COND - SEPTIC SYSTEMS REV PER CODE UPDATES</p> <p>0104202 TOWN OF ISLIP COMMENTS</p>	<p>LOW: SL</p> <p>LOW: SL</p> <p>JM</p>	<p>UNLESS OTHERWISE ALTERNATIVE OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 1208 OF THE NEW YORK STATE EDUCATION LAWS</p> <p>Prepared by: <b>AVC</b></p> <p>Checked by: <b>JM</b></p> <p>Designed by: <b>JM</b></p> <p>Reviewed by: <b>AJC</b></p>	<p><b>D&amp;B ENGINEERS AND ARCHITECTS</b></p> <p>338 CROSSWAYS PARK DRIVE</p> <p>WOODBURY, NEW YORK 11791</p> <p>TEL : (815) 384 - 9990</p> <p>FAX : (815) 384 - 9948</p>	<p><b>LINCOLN AVENUE</b></p> <p>INDUSTRIAL DEVELOPMENT</p> <p>SITING IN LINCOLN AVENUE, HOLBROOK, TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK STATE</p>	<p>SCTM # 2000-161-00-01-00-001-200</p> <p>SCTM 0500-151-00-01-00-007-000</p> <p>SP2021 - 001</p> <p>PROJECT NO: 2004</p> <p>DATE: AUGUST 2021</p> <p>SCALE: 1" = 30'</p>	<p>PROJECT NO: 2004</p> <p>DATE: AUGUST 2021</p> <p>SCALE: 1" = 30'</p> <p><b>FIG-3</b></p>
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All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, financing or withdrawal without notice. The foregoing information is based upon Broker's site visit and discussions with Seller/Landlord. Broker did not independently confirm legal status of any structures through the Town's Building Dept.



