

45

ORVILLE DRIVE

BOHEMIA, NEW YORK

INDUSTRIAL BUILDING FOR SALE



TOMMY ROSATI

SENIOR VICE PRESIDENT
516 284 3457
tommy.rosati@colliers.com
Licensed Salesperson

BRANDON LICHTENSTEIN

SENIOR VICE PRESIDENT
516 284 3439
brandon.lichtenstein@colliers.com
Licensed Salesperson

JASON MAIETTA

EXECUTIVE VICE PRESIDENT
516 284 3410
jason.maietta@colliers.com
Licensed Salesperson

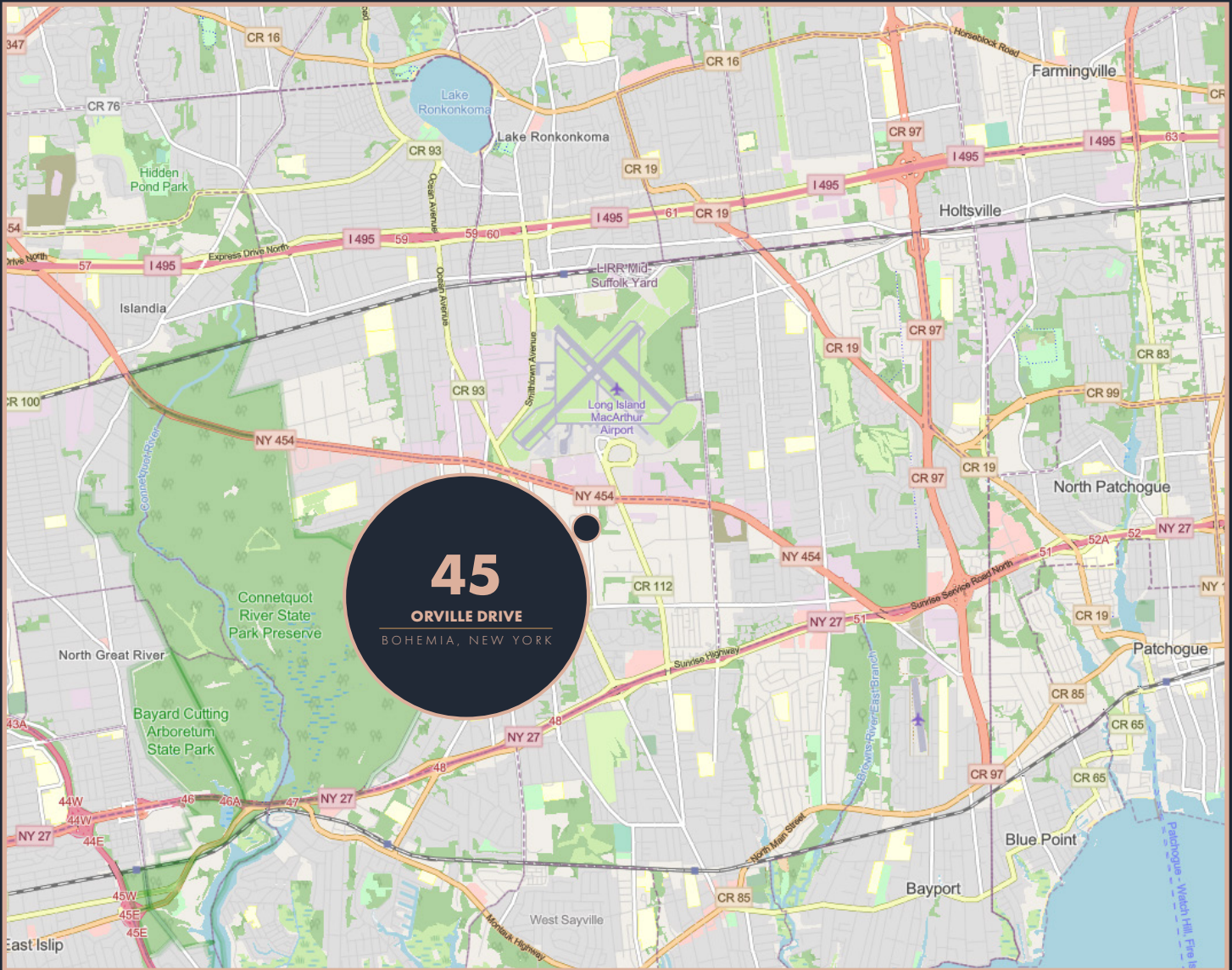


42,000 SQUARE FOOT INDUSTRIAL BUILDING AVAILABLE FOR SALE



- Building Size: +/- 42,000 SF
- Plot Size: +/- 2.5 Acres
- Office: 95%
- Loading: 2 Drive in doors & 1 Dock (additional dock doors can be added)
- Ceiling Heights: 15' clear (in +/- 36,000 SF) — 20' clear (in +/- 6,000 SF)
- Heat: Gas
- Power: Heavy
- A/C: Full building
- Parking: 100+ Stalls
- Sprinklered: Full building
- 2025 RE Taxes: \$244,216 (taxes reflect office-heavy buildout; can be reduced upon grievance)
- Asking Price: \$8,000,000 (\$190 PSF)





HIGHLIGHTS

- Industrial zoned property with excellent corporate image
- Existing office space can be removed and converted back to warehouse
- Situated within the Veterans Memorial Hwy Corridor with direct access to the LIE & Sunrise Hwy
- Easily divisible for multi-user occupancy
- Two curb cuts for convenient ingress/egress
- Delivered vacant
- Economic incentives for qualified buyers, including Suffolk County IDA, PSEG & NYS

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

Colliers