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CENTRAL AVENUE

HAUPPAUGE, NEW YORK

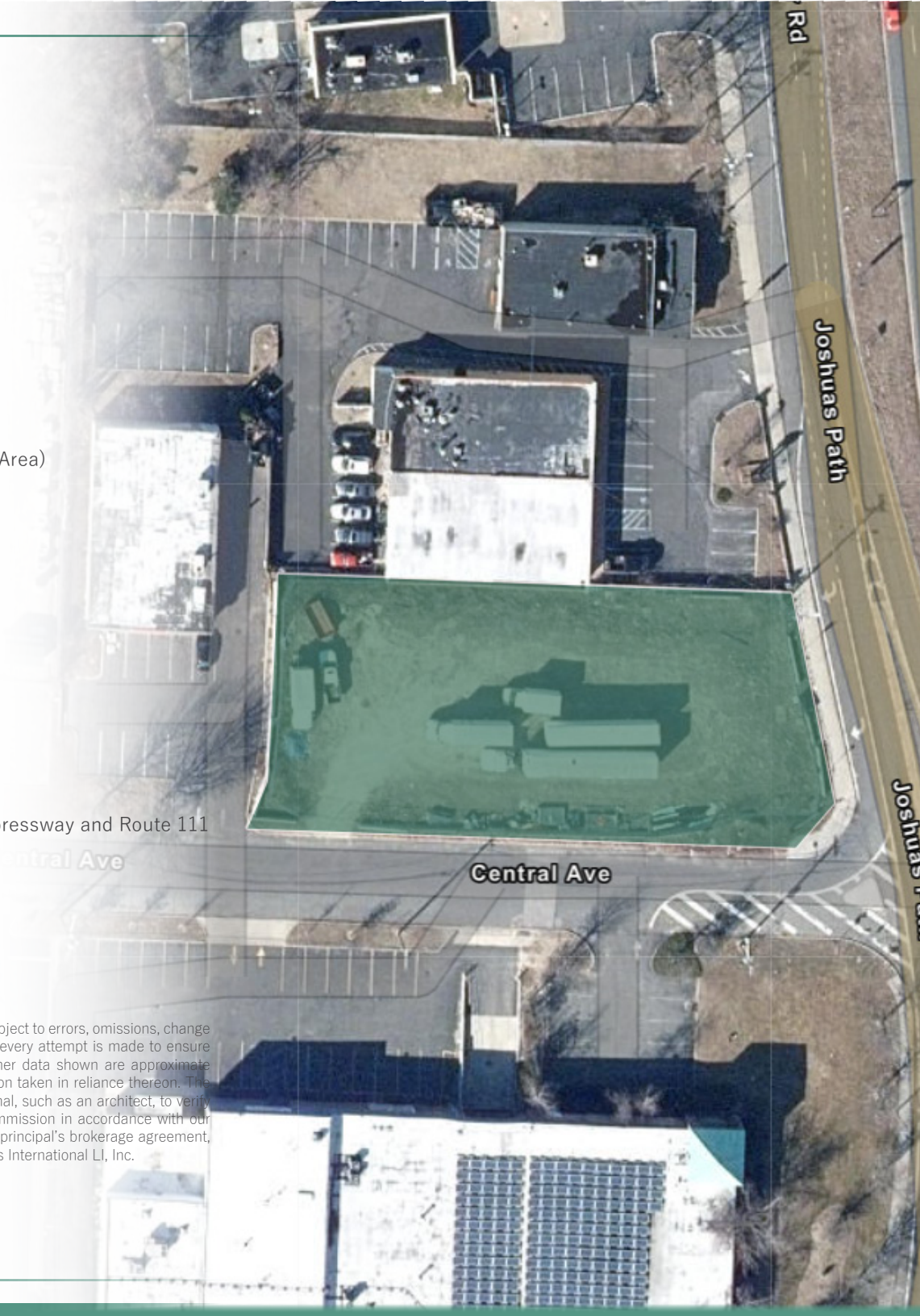
Industrial Land Available For Sale



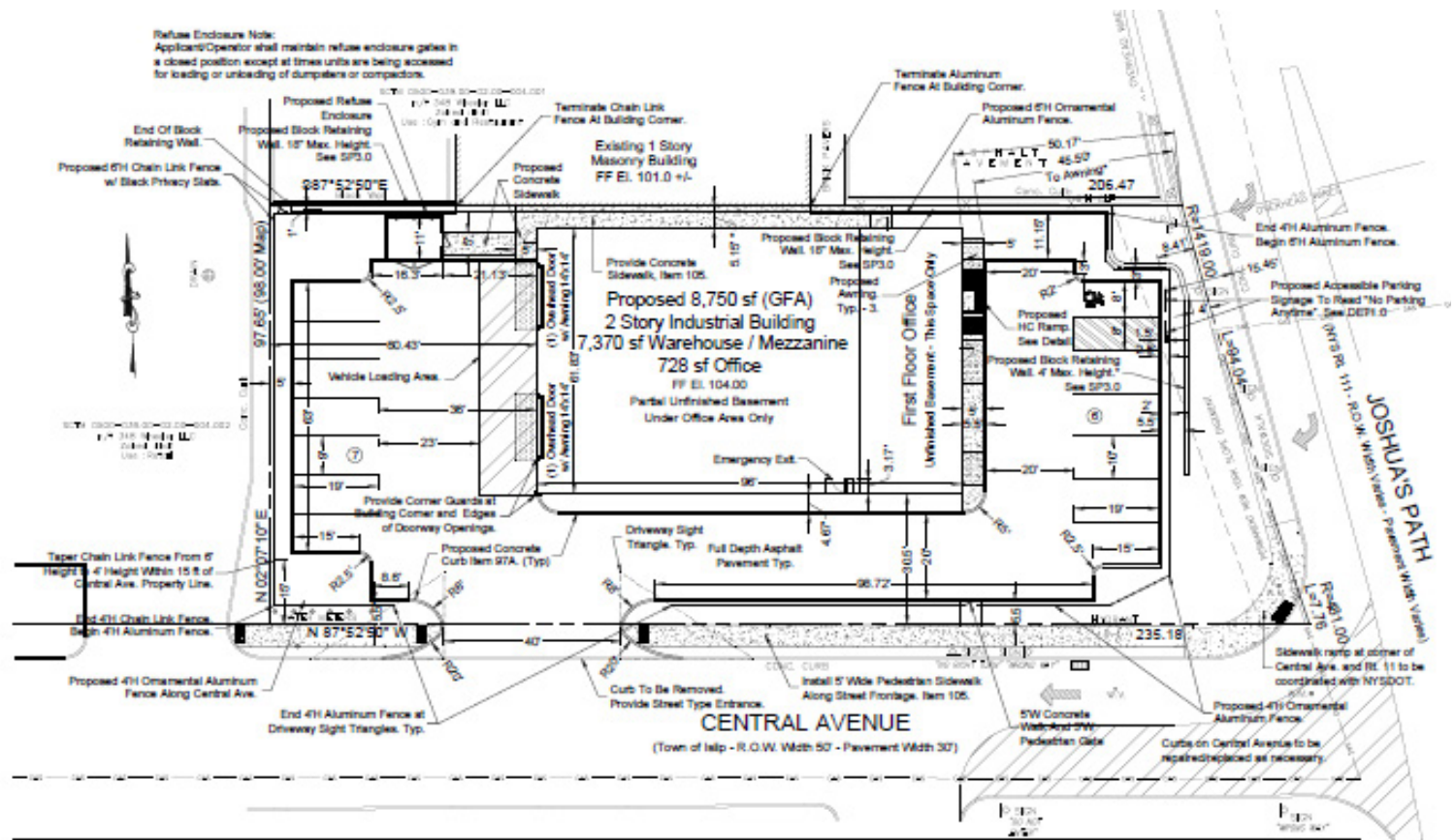
0.44 Acres for Sale with approvals for 8,750 square foot Industrial Build

Plot Size:	+/- 0.44 Acres
Zoning:	Industrial 1
Section, Lot & Block:	39-2-5
Approved for Building Use:	Office/Warehouse (8,750 SF Gross Floor Area)
First Floor Warehouse:	+/- 5,224 SF
First Floor Office:	+/- 728 SF
Unfinished Basement Area:	+/- 1,480 SF
Mezzanine:	+/- 1,380 SF
Ceiling Height:	22' Clear
Loading:	2 Oversized Drive Ins
Heat:	Gas
Parking:	14 Stalls
Sprinklered:	Fully
Location:	Building Exposure on the Long Island Expressway and Route 111
Asking Sale Price:	Call for Pricing
Current Real Estate Taxes:	\$7,370.00
Proposed Real Estate Taxes:	\$27,800
	IDA Tax Incentives Available

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.



SITE PLAN



Layout and Dimension Plan
Scale: 1" = 20'

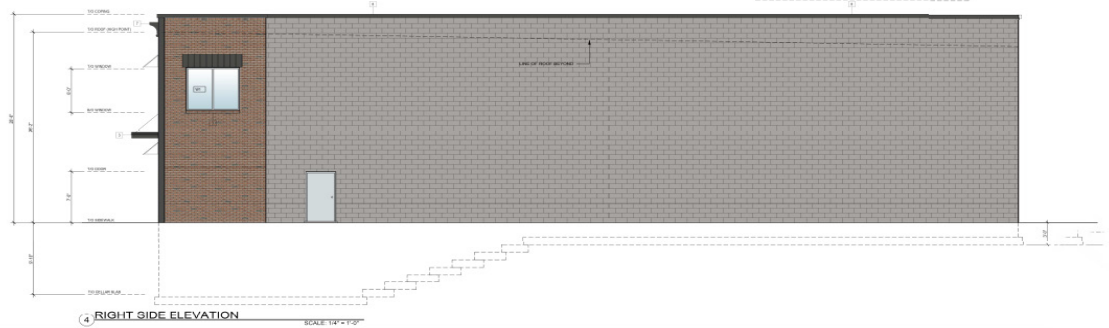


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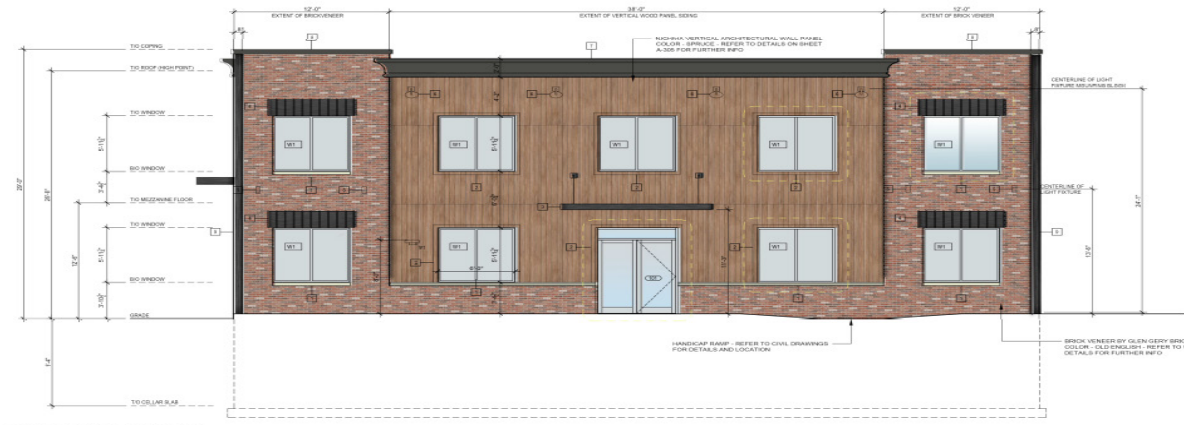
RENDERINGS



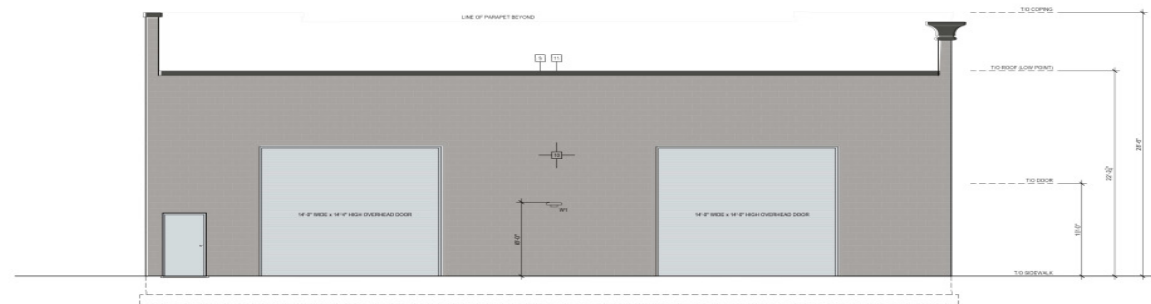
3 LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"



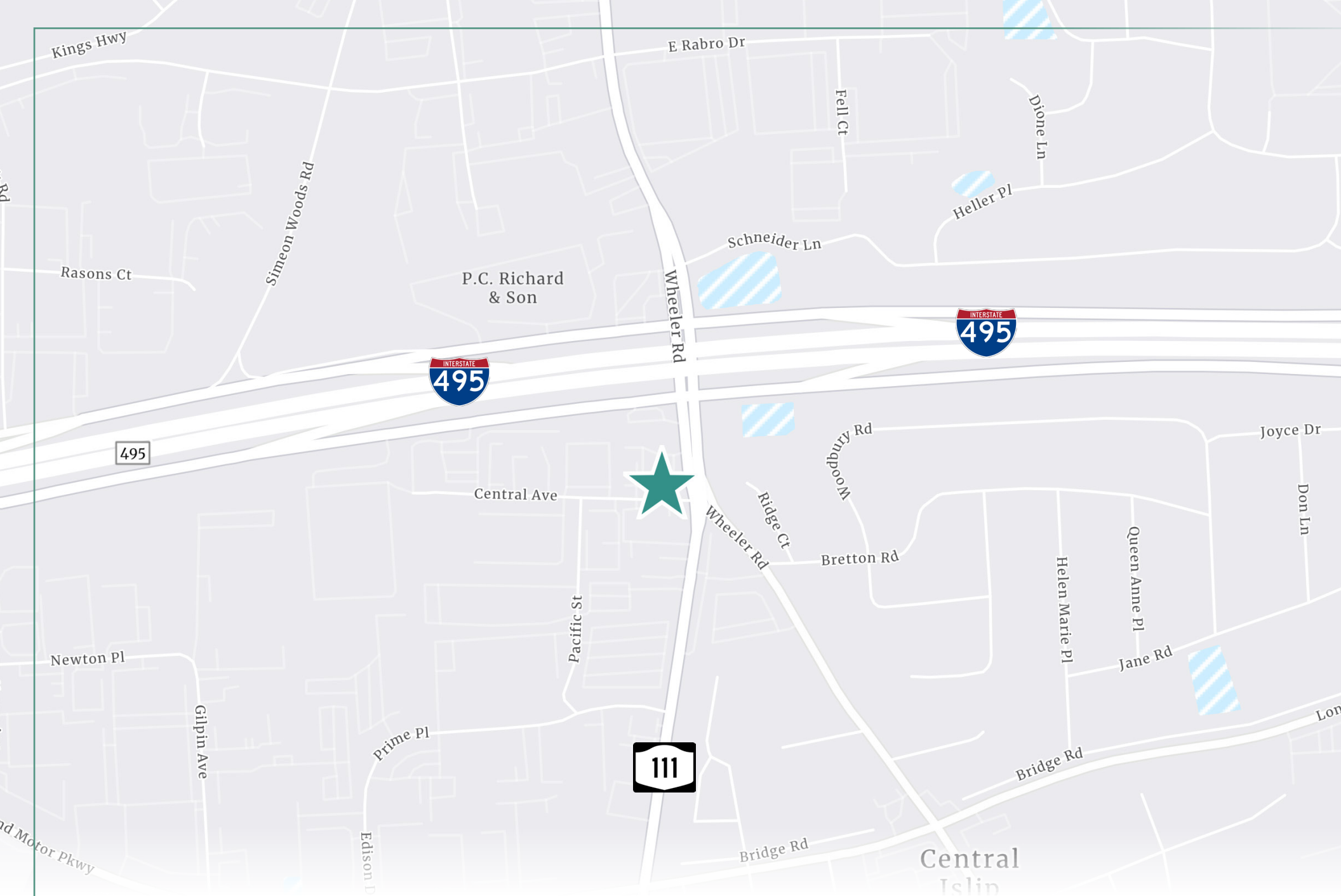
4 RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION SCALE: 1/4" = 1'-0"



2 REAR ELEVATION SCALE: 1/4" = 1'-0"



Location Highlights

Building offers exposure on the Long Island Expressway and Route 111.

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Industrial Land Available For Sale

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