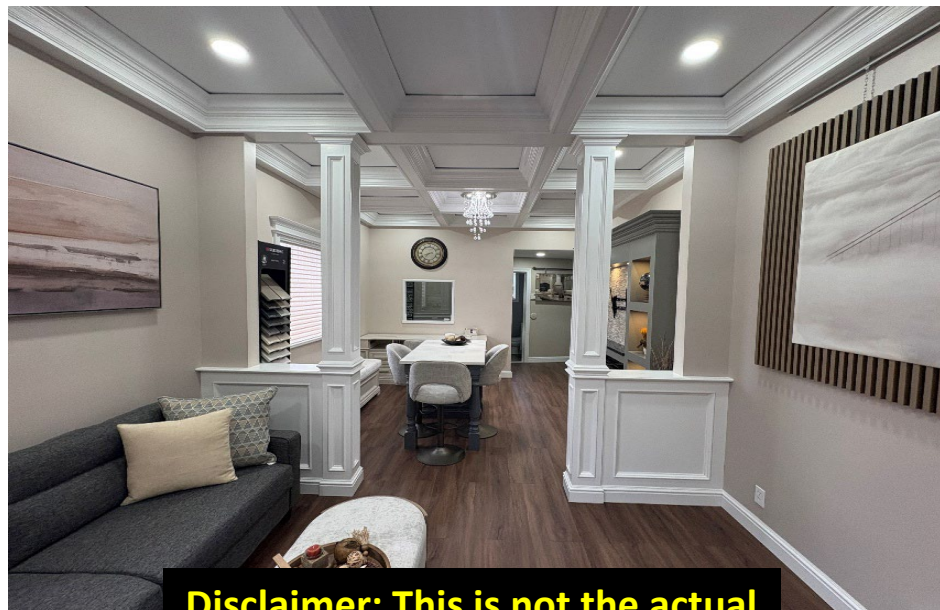




Ideal Building for User / Investor

Property Description

- +/- 14,200sf on .84 Acres
- Users Buyers May have interest in using the Front 2 Units
- 1st Unit 3,500sf Mostly Office &
- Unit 2 - 2,600sf wide open storage
- Building has 7 Units that Can be delivered fully rented or with any space vacated as needed
- Each Unit has 8x10ft Drive-in
- Remaining Units have about 10 - 15% Office Each
- Can be delivered vacant or w/ tenants
- 3,500sf | 2,600sf | 1,900sf | 1,300sf | 1,300sf | 1,600sf | 2,000sf
- Gas Heating
- All New Outdoor Lighting 2020
- Roof Replacement 2013



Disclaimer: This is not the actual Office. Actual Office Space is similar quality.

PRICING: \$3,500,000
Taxes: \$39,460.58

For More Information Contact Exclusive Broker:

MARIO ASARO  **SIOB**
PRESIDENT/ BROKER

📞 Cell: 631.553.7329

📞 Office: 631.694.3500 Ext 301

✉️ masaro@industryone.com

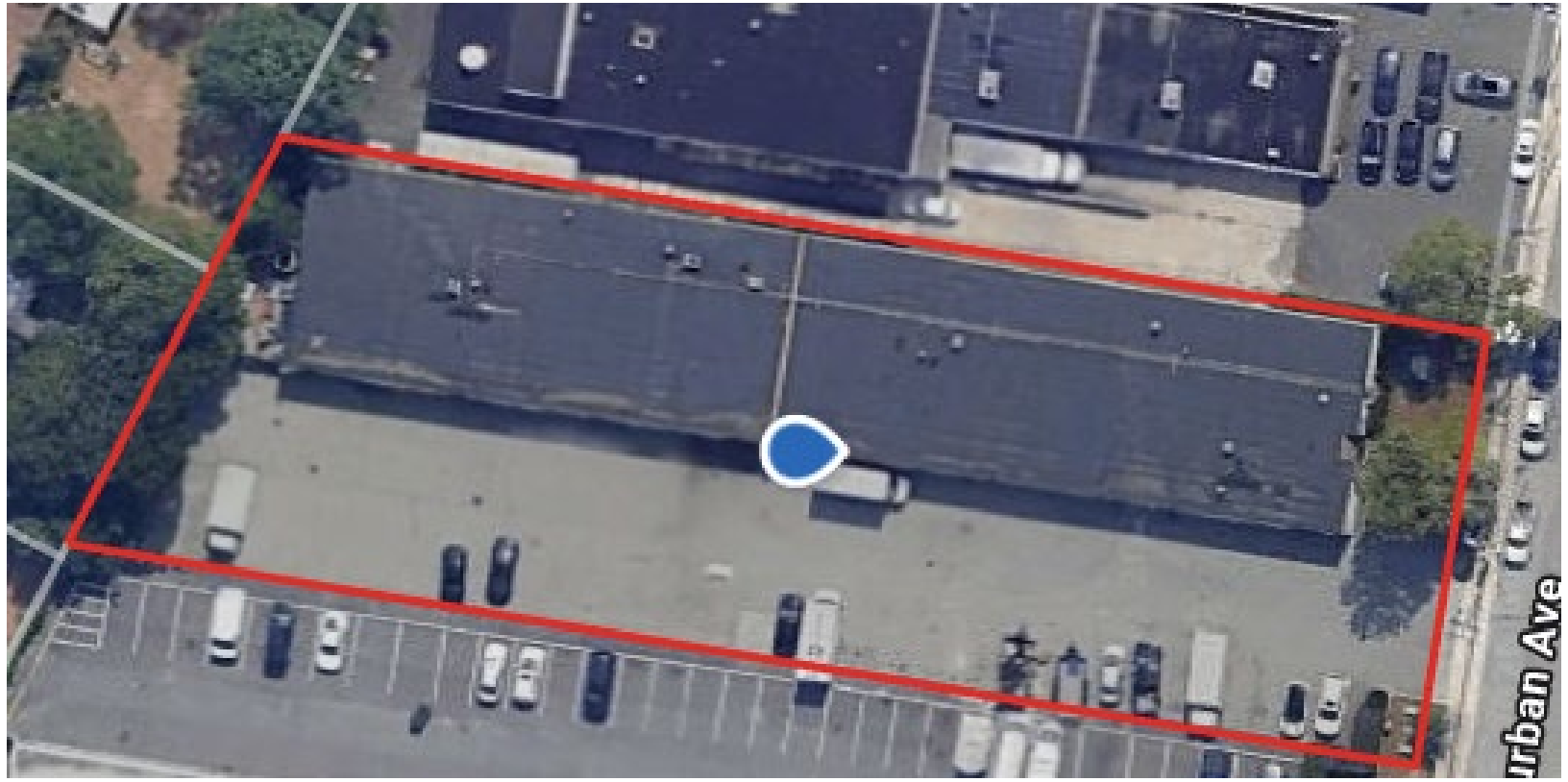


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