

CLASS "A" INDUSTRIAL FACILITY AVAILABLE



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VIDEO TOUR**

PROPERTY HIGHLIGHTS

BUILDING SIZE: +/- 33,540 SF
LOT SIZE: +/- 2.48 ACRES
WAREHOUSE / SHOWROOM +/- 65%
OFFICE SPACE: +/- 35%
CEILING HEIGHT: 16' CLEAR
LOADING: 6 DOCKS + 1 DRIVE IN
HEAT: GAS
HVAC: **FULLY AIR CONDITIONED**
PARKING: 93 SPACES
POWER: 2400 AMPS
SEWERED: YES
SPRINKLERS: YES
ZONING: LIGHT INDUSTRIAL
TAXES: +/- \$75,737.22 (\$2.26 PSF)



FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

PARAMOUNT PROPERTIES GROUP

171 ALLEN BOULEVARD
FARMINGDALE, NY 11735

(631) 414-7878

WWW.PARAMOUNTPG.COM

GARY J. CHIMERI
PRESIDENT

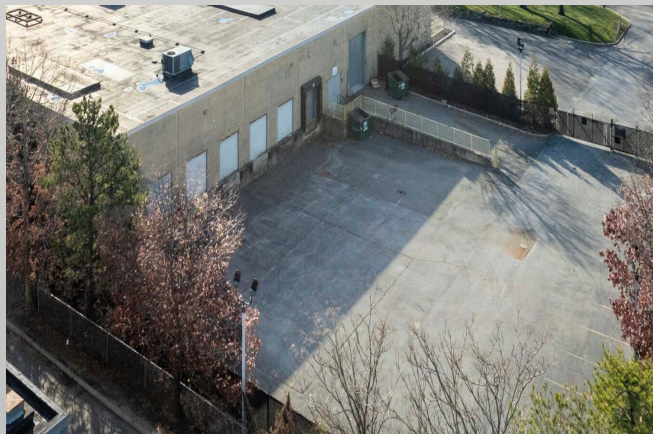
(516) 286-5177

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MICHAEL BERNDT
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(516) 647-1767

MBERNDT@PARAMOUNTPG.COM



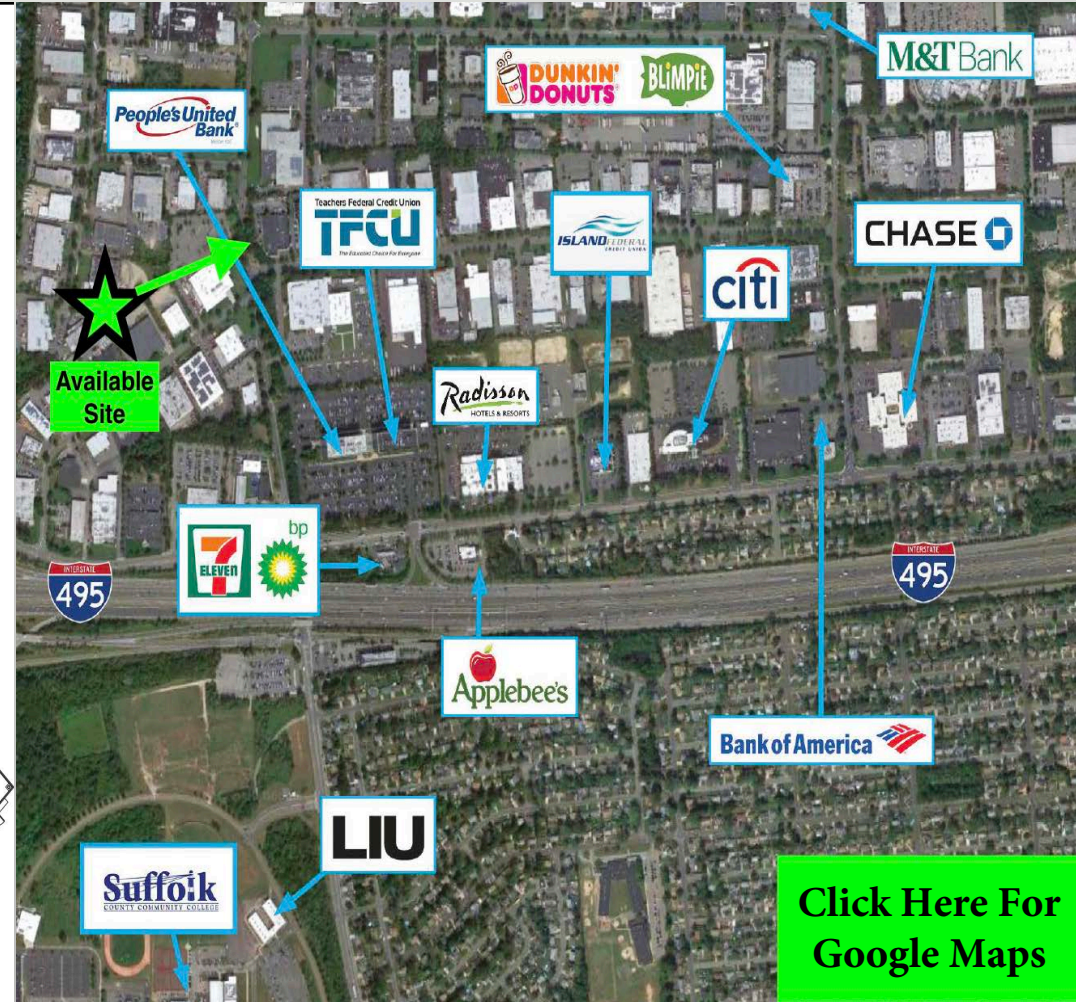
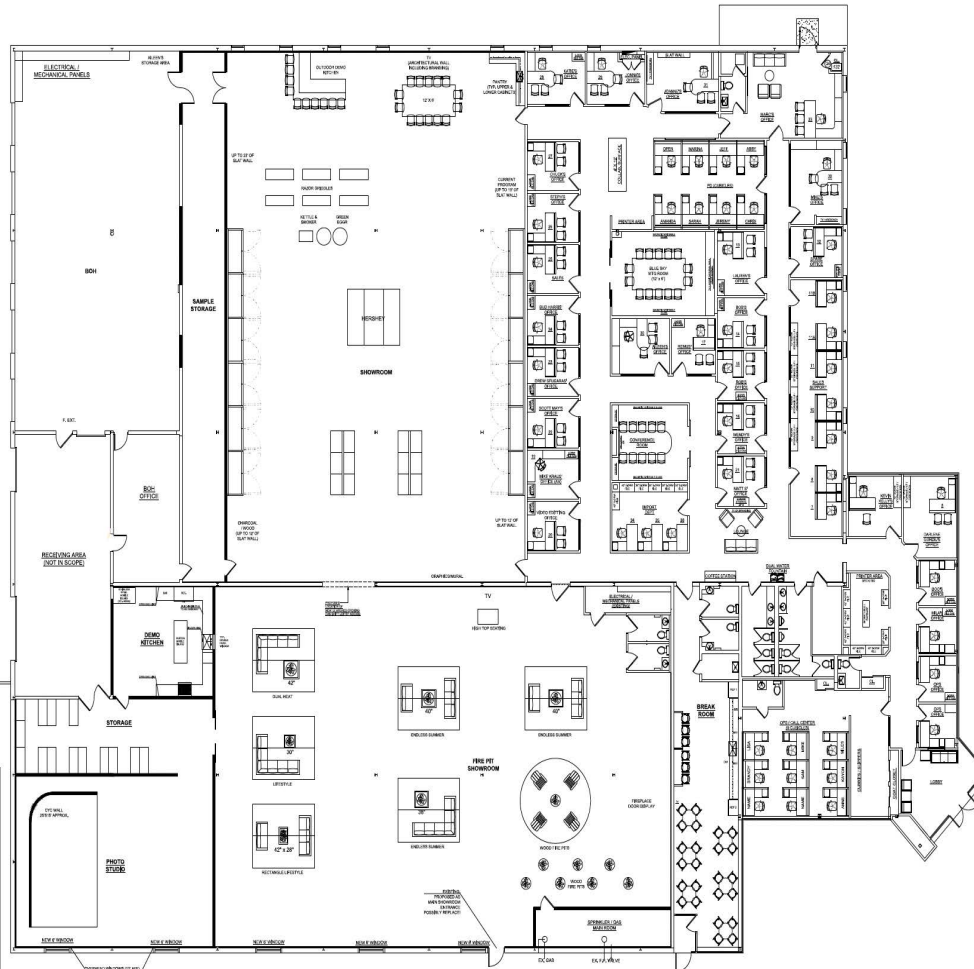
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