

## +/- 22,856 Square Feet Industrial Space For Lease

### PROPERTY HIGHLIGHTS:

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| <b>BUILDING SIZE:</b>   | <b>+/- 52,573 SF</b>                                                        |
| <b>AVAILABLE SPACE:</b> | <b>+/- 22,856 SF</b>                                                        |
| <b>LOT SIZE:</b>        | <b>+/- 2.12 ACRES</b>                                                       |
| <b>OFFICE:</b>          | <b>+/- 10%</b>                                                              |
| <b>POWER:</b>           | <b>+/- 400 AMPS (3 PHASE)</b>                                               |
| <b>PARKING:</b>         | <b>AMPLE</b>                                                                |
| <b>SPRINKLERS:</b>      | <b>WET</b>                                                                  |
| <b>HEAT:</b>            | <b>GAS</b>                                                                  |
| <b>HVAC:</b>            | <b>OFFICES ONLY</b>                                                         |
| <b>CEILING HEIGHT:</b>  | <b>+/- 14'6" CLEAR (IN 50%)</b><br><b>+/- 18'0" CLEAR (IN 50%)</b>          |
| <b>LOADING:</b>         | <b>2 INTERIOR DOCKS</b><br><b>1 EXTERIOR DOCK</b><br><b>1 DRIVE-IN DOOR</b> |
| <b>ZONING:</b>          | <b>TOWN OF BABYLON G</b>                                                    |
| <b>LEASE PRICE:</b>     | <b>UPON REQUEST</b>                                                         |

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

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