

FULLY LEASED +/- 40,000 SQUARE FEET ON OVERSIZED PARCEL FOR SALE



PROPERTY HIGHLIGHTS

BUILDING SIZE:	+/-40,000 SQUARE FEET
LOT SIZE:	+/- 2.66 ACRES
OFFICE SPACE:	+/-15%
WAREHOUSE:	+/- 85%
CEILING HEIGHT:	16.5' CLEAR
LOADING DOCKS:	2
DRIVE IN DOORS:	2
POWER:	800 AMPS
SPRINKLERS:	FULLY (WET)
PARKING:	AMPLE
COLUMN SPACING:	35X30
HEAT:	GAS
ZONING:	TOWN OF SMITHTOWN L-1
TENANT:	HOMANS HVAC (WATSCO)
TERM LEFT:	5 YEARS
RENTAL RATE:	\$16.00 PER SQFT NNN
RENEWALS:	2 YEAR RENEWAL @ \$16.50 PSF
RE TAXES:	\$89,675.84 (2023)
NOI:	\$640,000
SALE PRICE:	UPON REQUEST

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

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EXCLUSIVE LISTING

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