

**+/- 11,418 SQUARE FOOT INDUSTRIAL BUILDING FOR LEASE OR FOR SALE**



**PROPERTY HIGHLIGHTS:**

<b>BUILDING SIZE:</b>	<b>+/-11,418 SF</b>
<b>LOT SIZE:</b>	<b>+/- .48 ACRES</b>
<b>OFFICE:</b>	<b>+/- 15% - 20%.</b>
<b>POWER:</b>	<b>+/- 400 AMPS (3 PHASE)</b>
<b>PARKING:</b>	<b>AMPLE (100+)</b>
<b>SPRINKLERS:</b>	<b>WET</b>
<b>HEAT:</b>	<b>GAS</b>
<b>HVAC:</b>	<b>FULLY</b>
<b>CEILING HEIGHT:</b>	<b>+/- 13' CLEAR</b>
<b>LOADING:</b>	<b>1 DRIVE IN DOOR</b>
<b>ZONING:</b>	<b>TOWN OF BABYLON EB</b>
<b>LEASE PRICE:</b>	<b>UPON REQUEST</b>
<b>SALE PRICE:</b>	<b>UPON REQUEST</b>

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

**GARY J. CHIMERI**  
 PRESIDENT  
 (516) 286-5177  
 GCHIMERI@PARAMOUNTPG.COM

**LUCIANO V. OLIVERIO**  
 VICE PRESIDENT  
 (516) 852-3757  
 LUCIANO@PARAMOUNTPG.COM

PARAMOUNT PROPERTIES GROUP

154 MARINE STREET  
 FARMINGDALE, NY 11735  
 (631) 414-7878  
 WWW.PARAMOUNTPG.COM

EXCLUSIVE LISTING