

## +/- 50,000 SQUARE FOOT INDUSTRIAL BUILDING FOR SALE



### PROPERTY HIGHLIGHTS

BUILDING SIZE:	+/-50,000 SQUARE FEET
LOT SIZE:	+/- 5.0 ACRES
OFFICE SPACE:	+/-10%
WAREHOUSE:	+/- 90%
CEILING HEIGHT:	18.6' CLEAR
LOADING DOCKS:	3
DRIVE IN DOORS:	1
POWER:	2000 AMPS @ 408 VOLTS
SPRINKLERS:	FULLY (WET)
PARKING:	AMPLE
COLUMN SPACING:	35X40
HEAT:	GAS
ZONING:	TOWN OF BROOKHAVEN L-1

SALE PRICE: **UPON REQUEST**

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

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EXCLUSIVE LISTING