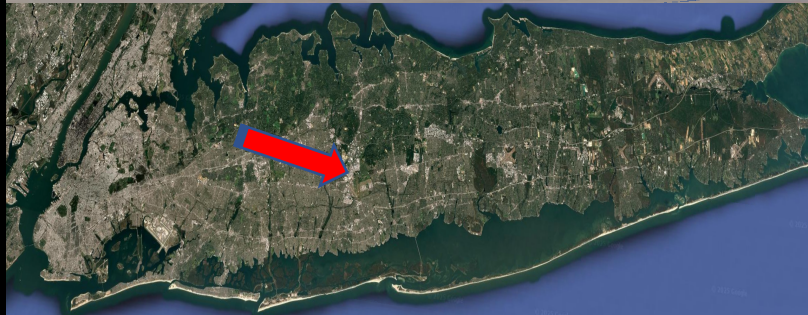


CONFIDENTIAL SALE – DO NOT DISTURB TENANTS**+/- 6,200 SQFT INDUSTRIAL BUILDING****PROPERTY HIGHLIGHTS:**

BUILDING SIZE:	+/- 6,200 SF
LOT SIZE:	+/- .30 ACRE
OFFICE AREA:	+/- 10%
CEILING HEIGHT:	13' CLEAR
PARKING:	15 SPACES
POWER:	400 AMPS
HVAC:	GAS HEAT
LOADING:	1 LOADING DOCK
	2 DRIVE-INS
SPRINKLERS:	WET
ZONING:	TOWN OF BABYLON G
SEWERS:	YES
OCCUPANCY:	VACANT UPON CLOSING
PRICING:	UPON REQUEST



**RARE BUILDING IN NORTH FARMINGDALE ONLY 2.1
MILES FROM THE LONG ISLAND EXPRESSWAY**



FOR MORE INFORMATION OR TO SET UP A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKER:

LUCIANO OLIVERIO

PRESIDENT

(C) 516-852-3757

(E) LUCIANO@SUMMITCREGROUP.COM