



**1538 OLD COUNTRY ROAD**  
**PLAINVIEW, NY 11803**

**PRIME +/- 20,6560 SQUARE FOOT INDUSTRIAL BUILDING FOR SALE OR LEASE**  
**INCREDIBLE LOCATION JUST OFF THE LONG ISLAND EXPRESSWAY**



FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, CONTACT EXCLUSIVE BROKER:

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## **PROPERTY HIGHLIGHTS:**

|                        |                              |
|------------------------|------------------------------|
| BUILDING SIZE:         | +/- 20,650 SQFT              |
| LOT SIZE:              | +/- 1.0 ACRE                 |
| AVAILABLE SPACE:       | WHOLE BUILDING               |
| OFFICE AREA/ SHOWROOM: | +/- 40%                      |
| CEILING HEIGHT:        | 14' CLEAR                    |
| PARKING:               | AMPLE (+/-45+ STALLS)        |
| POWER:                 | 600 AMPS                     |
| HVAC:                  | FULL - GAS                   |
| LOADING:               | 1 LOADING DOCK<br>1 DRIVE-IN |
| SPRINKLERS:            | WET                          |
| ZONING:                | TOWN OF OYSTER BAY L-1       |
| REAL ESTATE TAXES:     | +/- \$4.64 PSF               |
| PRICING:               | PLEASE INQUIRE               |

