

# **+/- 35,760 SQFT INDUSTRIAL BUILDING FOR SALE OR LEASE**



## **PROPERTY HIGHLIGHTS:**

<b>BUILDING SIZE:</b>	<b>+/- 35,760 SQFT</b>
<b>LOT SIZE:</b>	<b>+/- 2 ACRES</b>
<b>CEILING HEIGHT:</b>	<b>16' CLEAR</b>
<b>PARKING:</b>	<b>AMPLE</b>
<b>POWER:</b>	<b>HEAVY (2000 AMPS)</b>
<b>HVAC:</b>	<b>OIL</b>
<b>LOADING:</b>	<b>2 LOADING DOCKS</b>
	<b>1 DRIVE IN DOOR</b>
<b>SPRINKLERS:</b>	<b>WET</b>
<b>ZONING:</b>	<b>IND-1</b>
<b>RE TAXES:</b>	<b>\$2.89 PSF</b>
<b>PRICING:</b>	<b>INQUIRE FOR PRICING</b>
<b>OCCUPANCY:</b>	<b>Q3 2025</b>

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

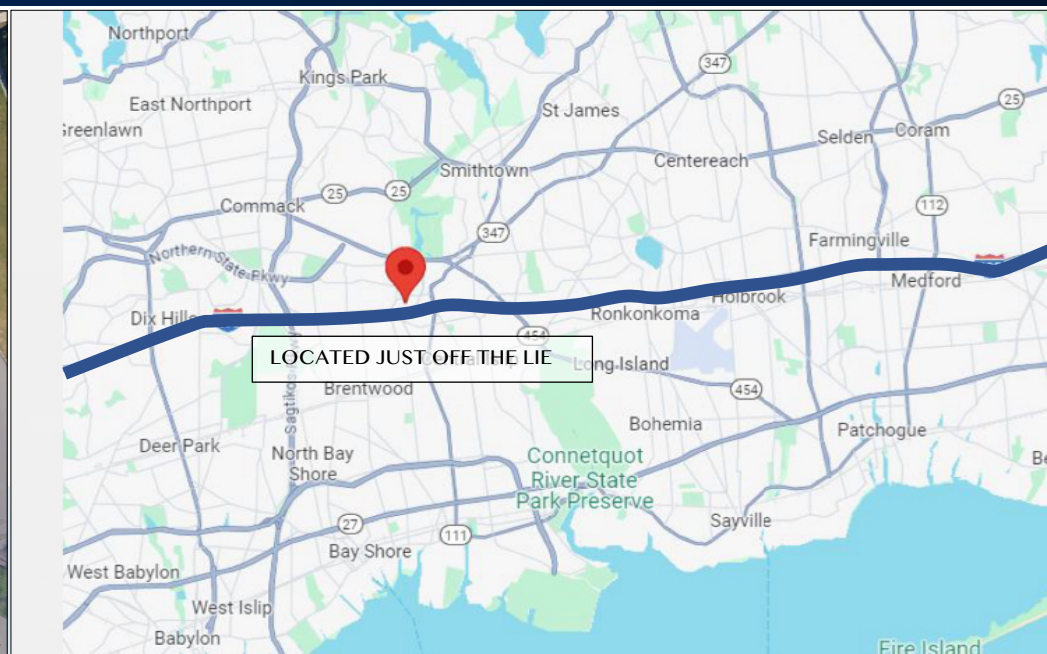
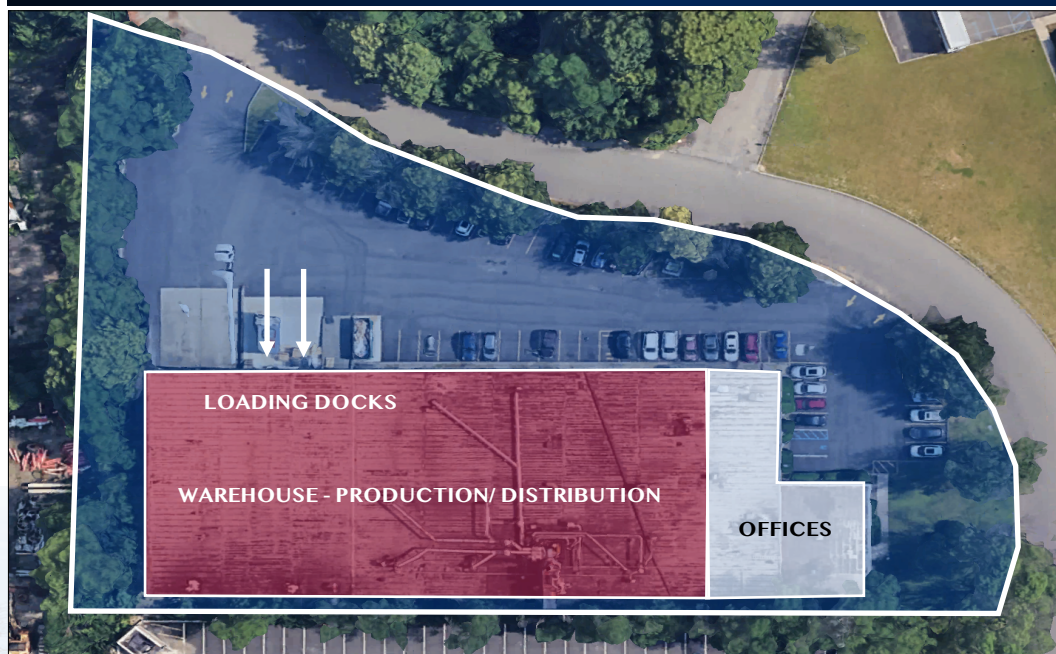
**LUCIANO OLIVERIO**  
**PRESIDENT**

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- IDA BENEFITS AVAILABLE FOR QUALIFIED PURCHASERS
- WITHIN CLOSE PROXIMITY TO THE LONG ISLAND EXPRESSWAY
- FUNCTIONAL BUILDING THAT LENDS ITSELF TO A MULTITUDE OF INDUSTRIAL USES INCLUDING BUT NOT LIMITED TO STORAGE & DISTRIBUTION, MANUFACTURING, AND PHARMACEUTICAL.
- CORNER PROPERTY WITH 2 MEANS OF INGRESS AND EGRESS

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