

+/- 20,000 SQUARE FEET OF INDUSTRIAL SPACE FOR LEASE



PROPERTY HIGHLIGHTS:

BUILDING SIZE:	+/- 85,000 SQFT
AVAILABLE SPACE:	+/- 20,000 SQFT
LAYOUT:	+/- 95% WAREHOUSE +/- 5% OFFICE
CEILING HEIGHT:	17' CLEAR
PARKING:	AMPLE
POWER:	HEAVY
HVAC:	GAS
LOADING:	3 LOADING DOCKS 1 DRIVE IN DOOR
SPRINKLERS:	WET
ZONING:	TOWN OF BABYLON G
PRICING:	\$15.95 PSF MG
OCCUPANCY:	Q3 2025

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

LUCIANO OLIVERIO

PRESIDENT

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