



**Industrial Property For Sale, Available: 12,282 sq. ft.**  
**3381 Lawson Blvd, Oceanside**



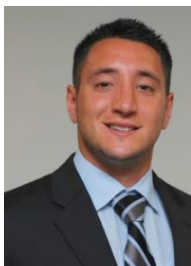
**Specifications:**

**Building Size:** 12,282 sq. ft.  
**Lot Size:** 0.57 Acres  
**Office Space:** 10%  
**Ceiling Height:** 14.6'  
**Loading:** 2 Drive-in(s)  
**Power:** 200 amps  
**Parking:** 30+  
**Sewers:** Yes

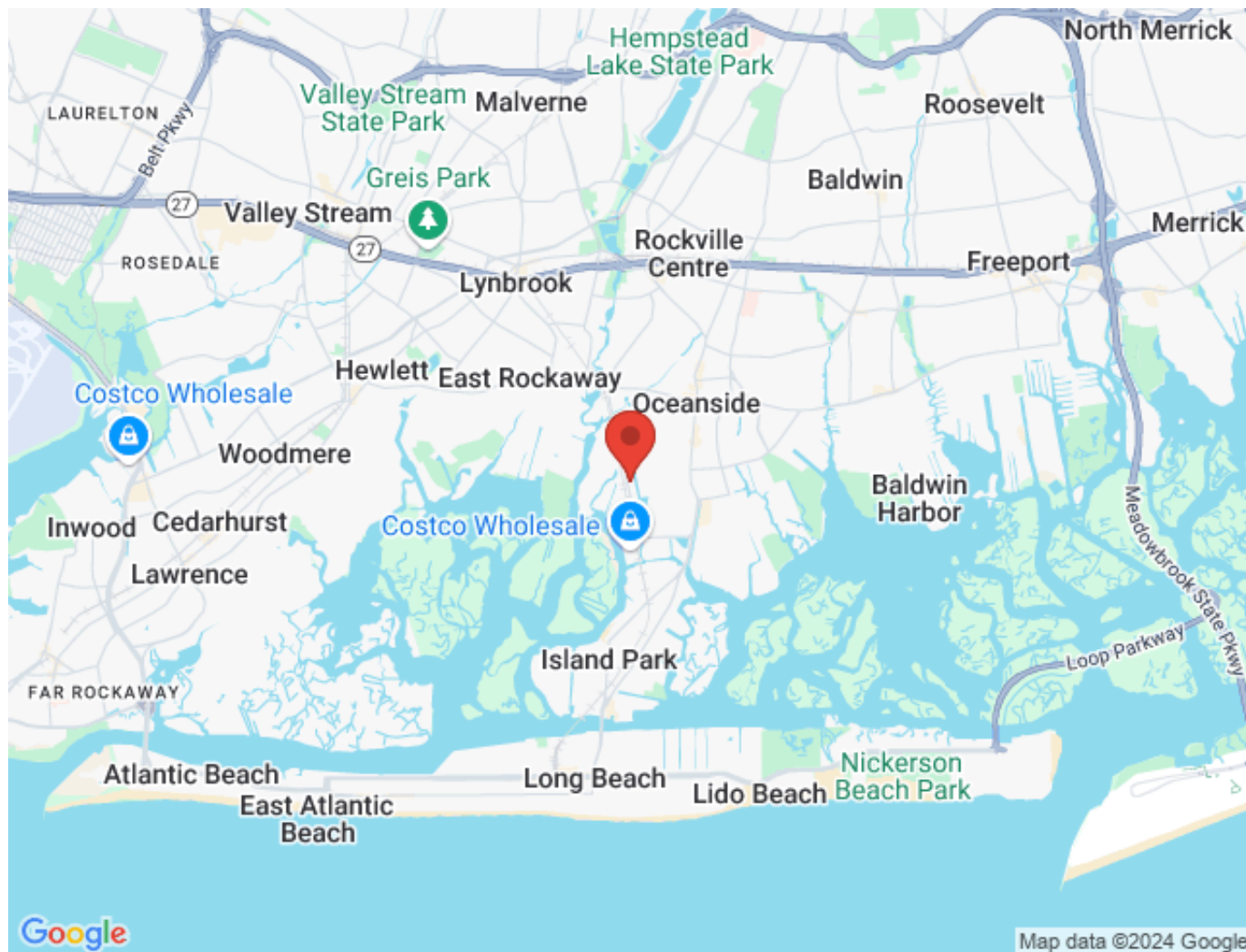
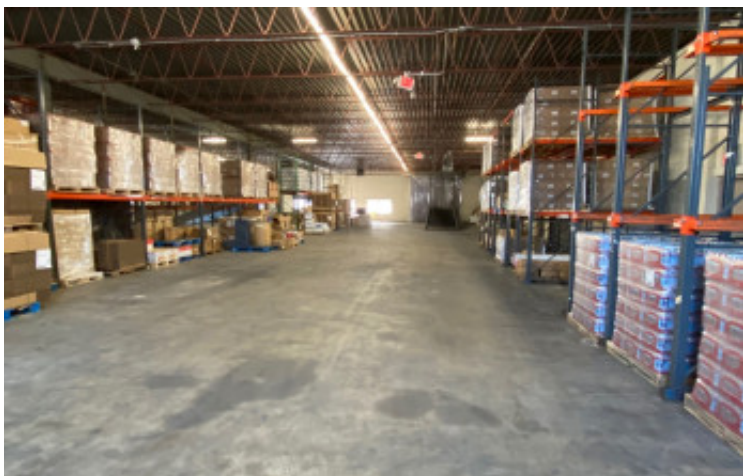
**Pricing and Timing:**

**Occupancy:** +\_4 Months  
**Sale Price:** \$3,300,000  
(\$268.69/sq. ft.)  
**Taxes:** \$45,000.00  
(\$3.66/sq. ft.)

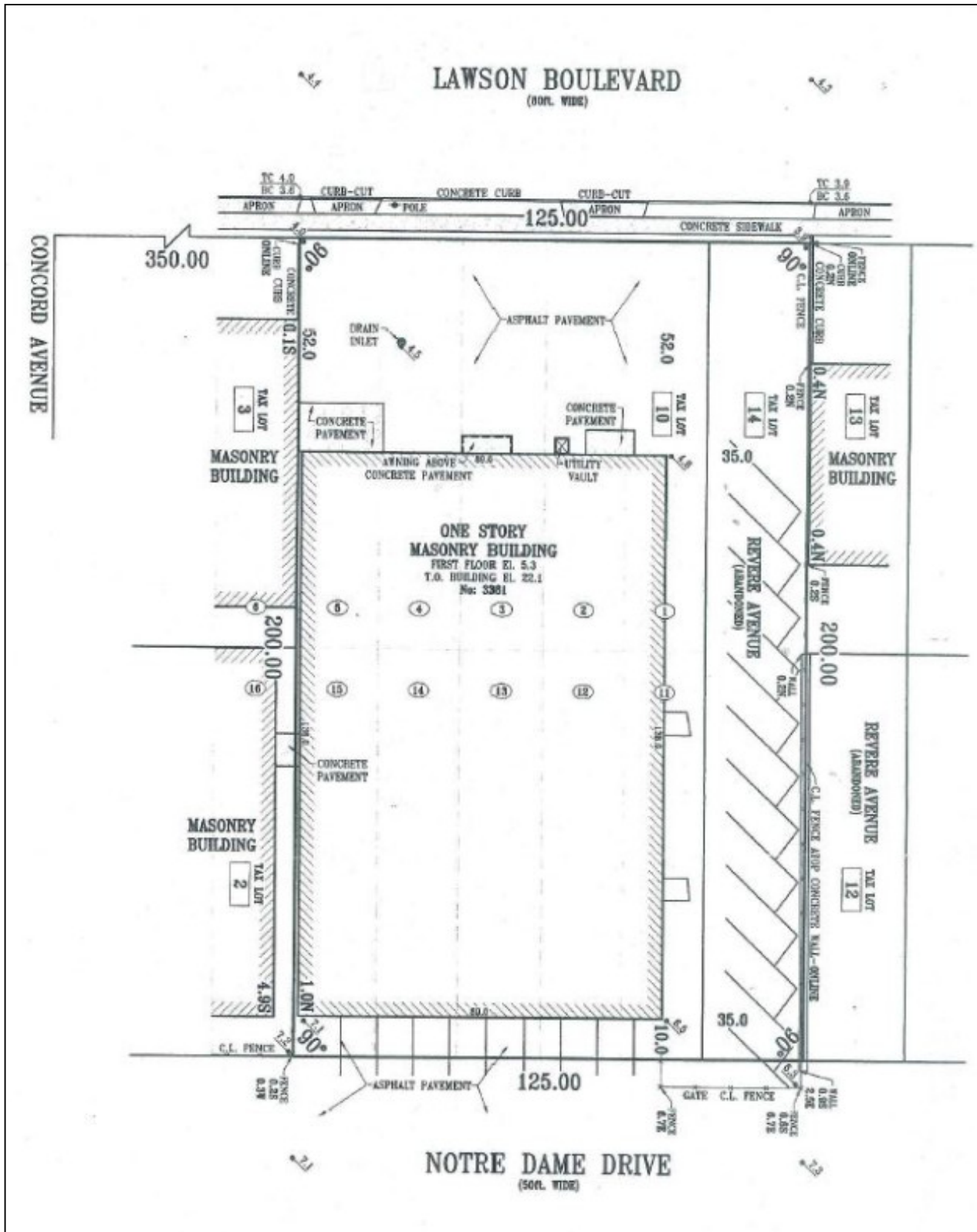
Highly functional warehouse/distribution facility includes 3 private offices, bullpen and kitchenette • 30+ parking spaces • 26,000 vehicle/day traffic count • Purchaser needs to be flexible on closing date



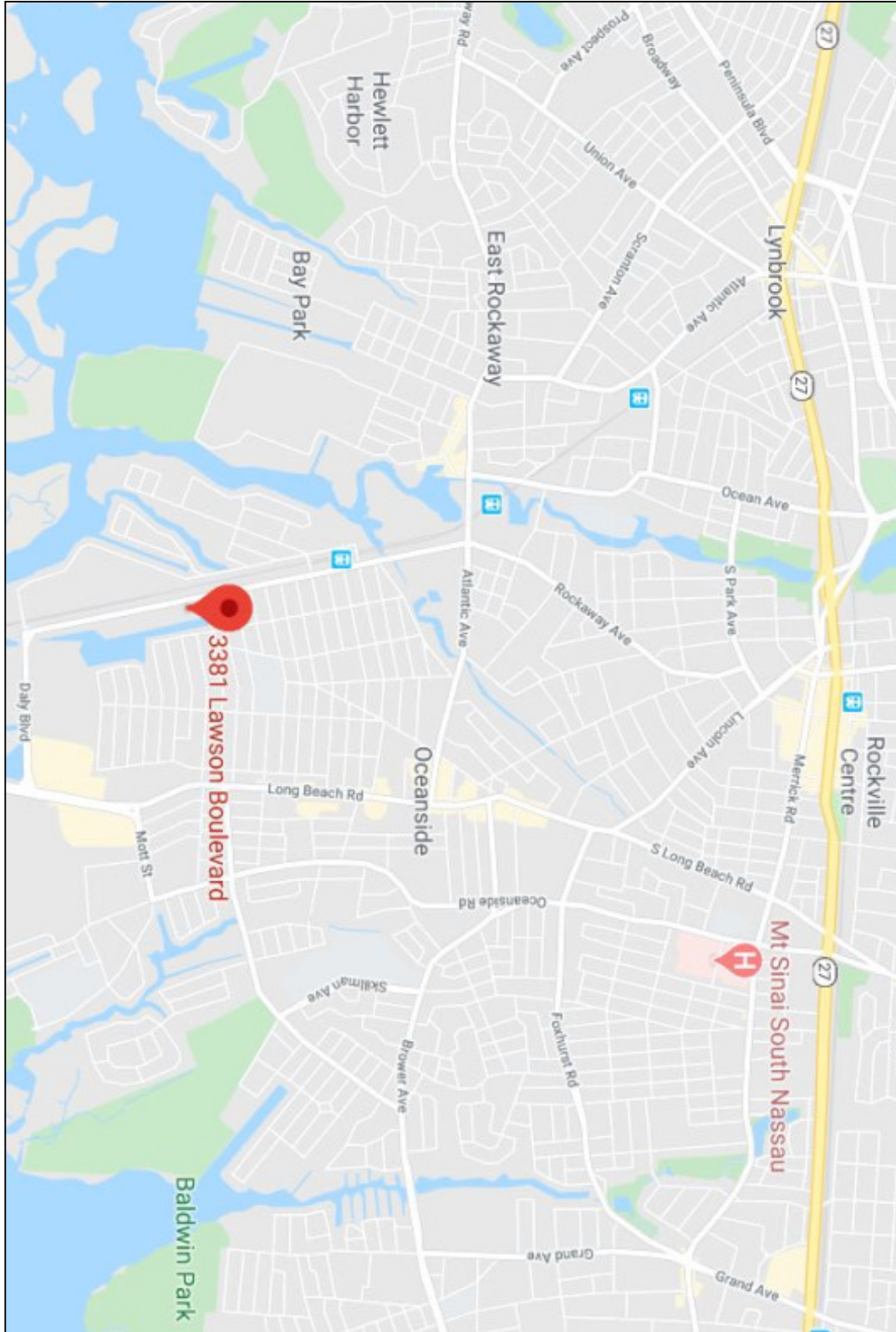
**For more information please contact:**  
**Matthew Balzano, RE Salesperson**  
516-578-1703 (cell)  
631-293-3700 x28  
mb@schackerrealty.com



All information is subject to errors, omissions, modification, and withdrawal. Measurements may be estimates and information shown should not be relied upon without independent verification.



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