

82,000 sq. ft. of Industrial Space For Lease
1085 Old Country Rd, Westbury



Specifications:

Building Size: 112,000 sq. ft.
Lot Size: 7.11 Acres
Office Space: BTS 25%
Ceiling Height 1: 30.0' @ 30,000 sq. ft.
Ceiling Height 2: 18.0' @ 52,000 sq. ft.
Loading: 10 Dock(s), 4 Drive-in(s)
Power: 4,000 + 2,500 amps
A/C: BTS
Sewers: Yes

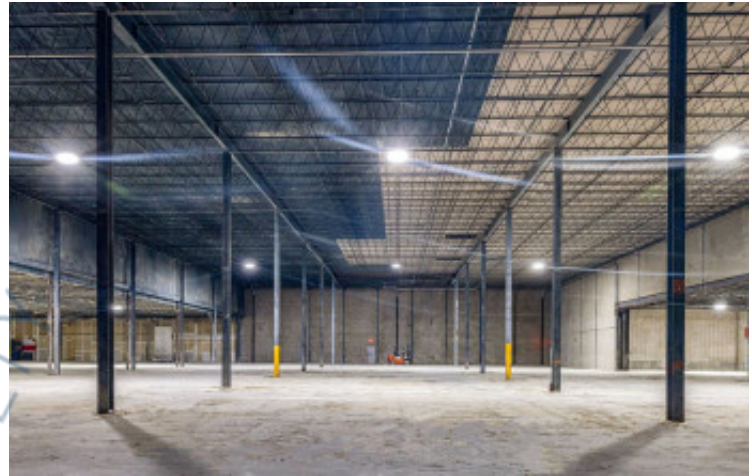
Pricing and Timing:

Occupancy: 6-8 Mos
Lease Price: Negotiable
Taxes: \$306,993.00 (\$2.74/sq. ft.)

Suite A • Redeveloped 112,000sf high bay logistics facility • Office entry/showroom area • 6 (8'x12'), 2 (8'x10') and 2 (9'x10") loading docks; 3 (10'x10') and 1 (12'x14') drive-ins • High ceilings • 2 additional contiguous acres can be made available • Easy access to LIE

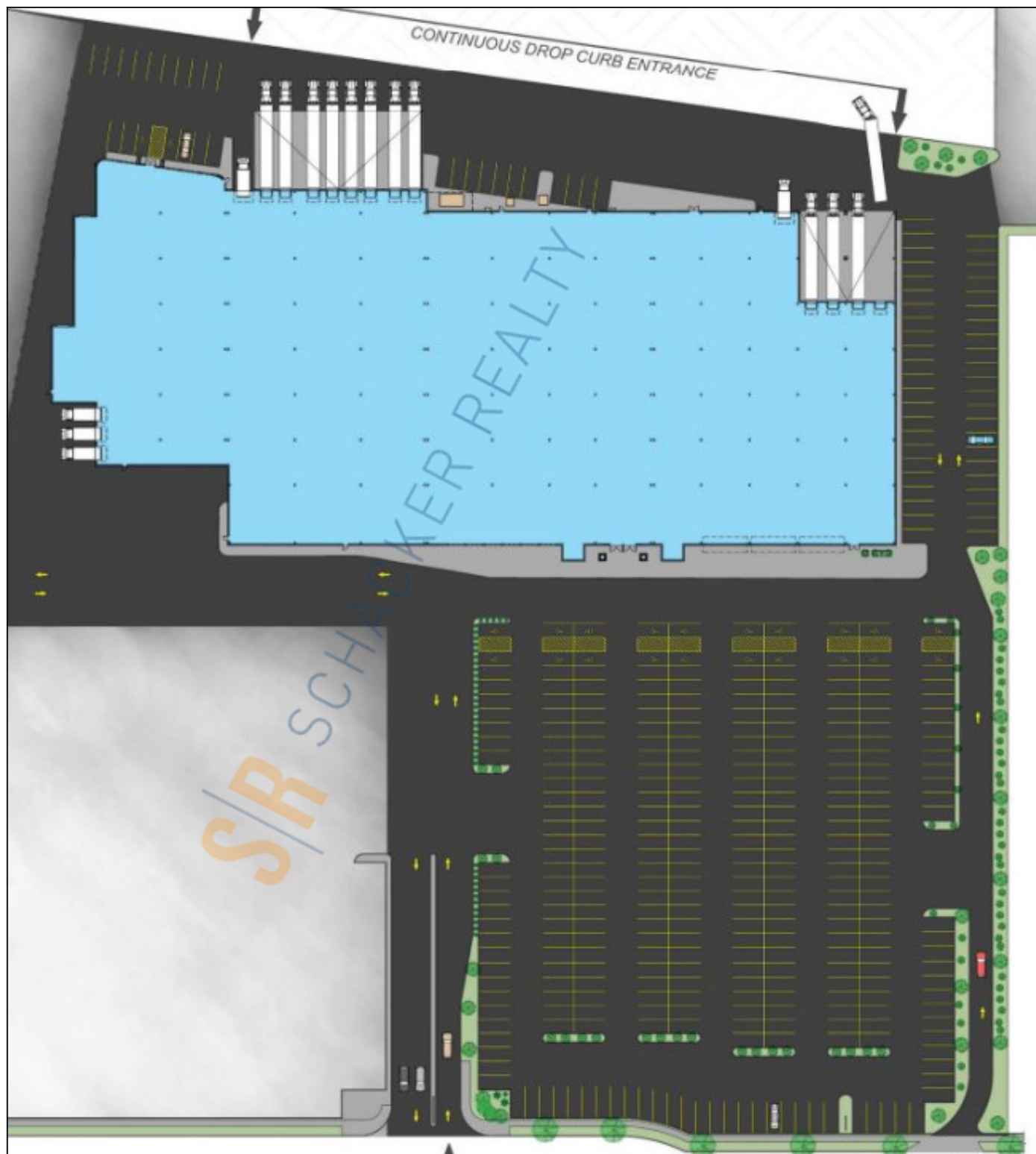
For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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.
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



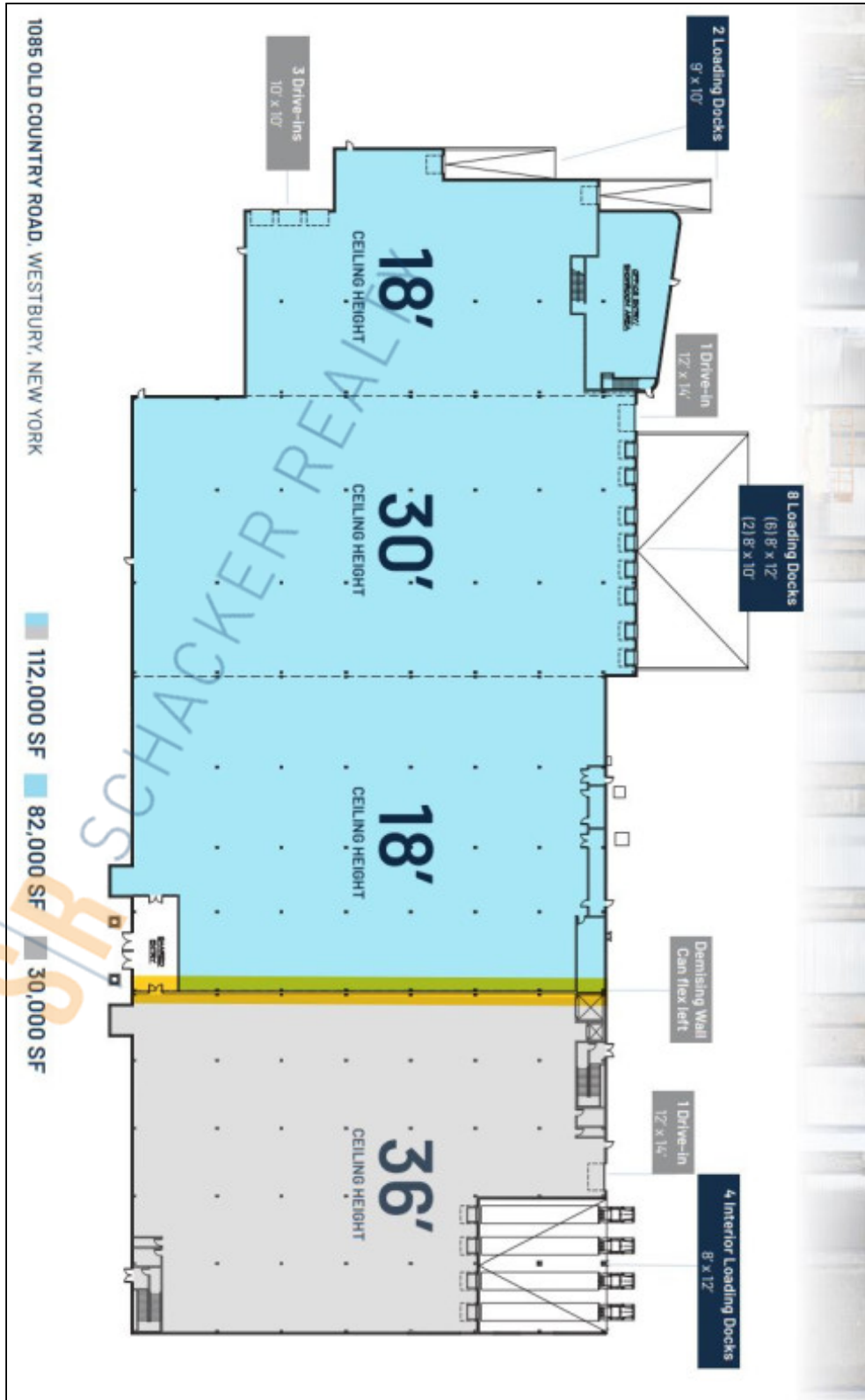
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