



**Industrial Property For Sale Or Lease, Available: 10,125 sq. ft.
Minimum Division 6,500 sq. ft.
1385 Akron St, Copiague**



Specifications:

Building Size: 10,125 sq. ft.
Lot Size: 0.55 Acres
Office Space: 30%
Ceiling Height: 12.8'
Loading: 2 Drive-in(s)
Power: 400 amps
Parking: 18
Sewers: Yes

Pricing and Timing:

Occupancy: Immediately
Sale Price: \$2,395,000
(\$236.54/sq. ft.)
Lease Price: \$16.95/sq. ft. Gross
Taxes: \$27,242.56
(\$2.72/sq. ft.)

* IDA Tax Benefits Possible *

Large gated parking lot with rolling gate entrances on two streets • Walk to LIRR and bus • 12' x 12' grade level drive in doors. • Entrances on three sides for access to office, service counter and warehouse. • 6,500 SF available immed, entire 10,125 SF available within 1 year.



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