



**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 \*

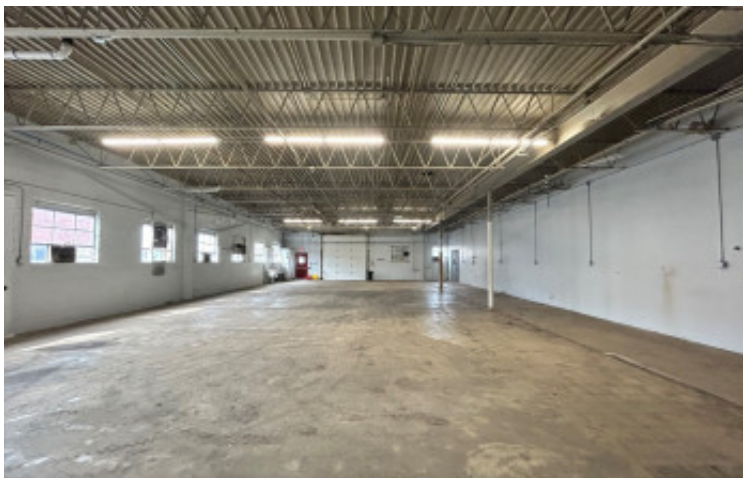
Large gated parking lot with rolling gate entrances on two streets • Walk to LIRR and bus • 12' x 12' grade level drive in doors. • Entrances on three sides for access to office, service counter and warehouse. • 6,500 SF available immed, entire 10,125 SF available within 1 year.



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