



**Industrial/Manufacturing Property For Sale, Available: 32,578 sq. ft.
Minimum Division 7,340 sq. ft.
590 Oak St, Copiague**



Specifications:

Building Size: 32,578 sq. ft.
Lot Size: 1.50 Acres
Office Space: 3,749 sq. ft.
R&D Space: 4,000 sq. ft.
Ceiling Height: 13.0'
Loading: 4 Drive-in(s)
Power: Heavy amps
A/C: Partial A/C
Parking: 40 + Street

Pricing and Timing:

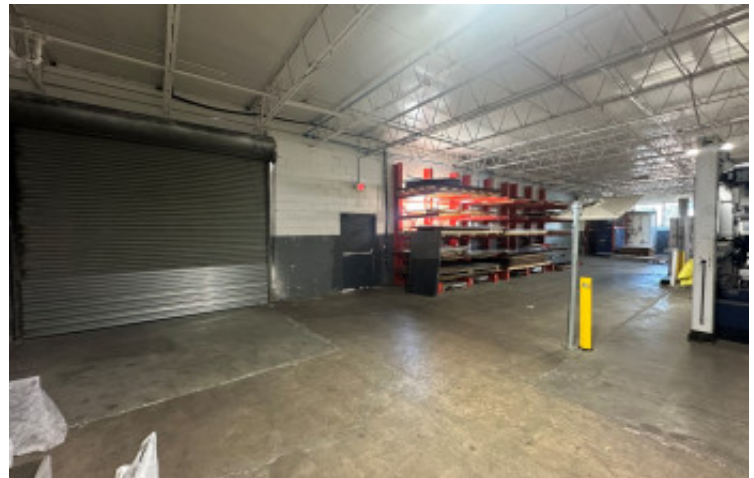
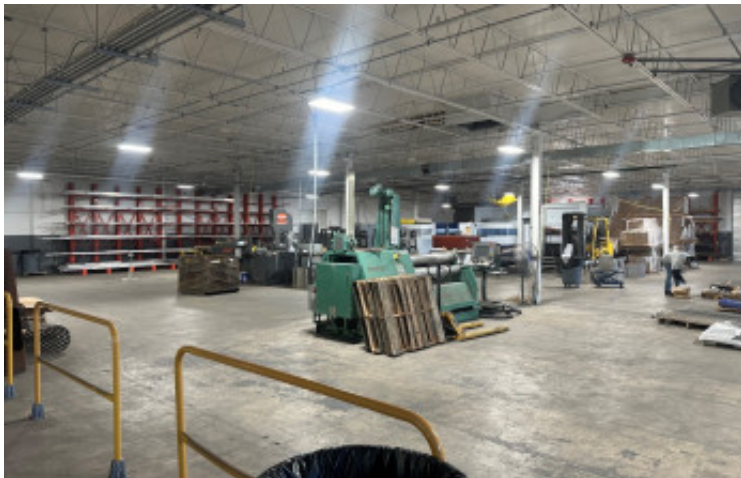
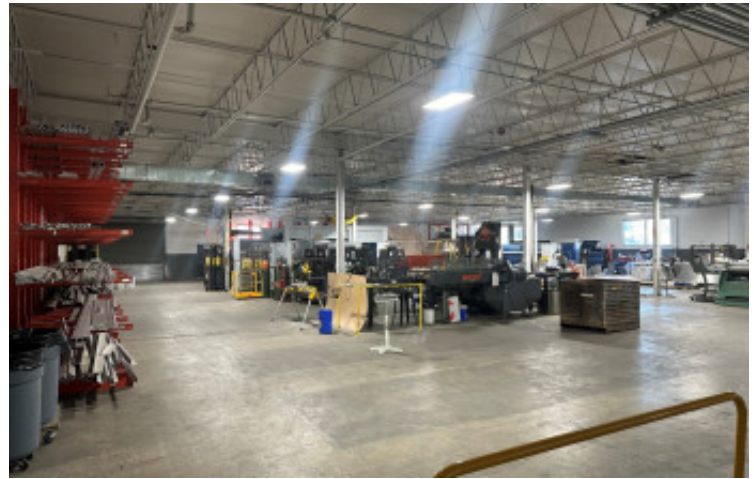
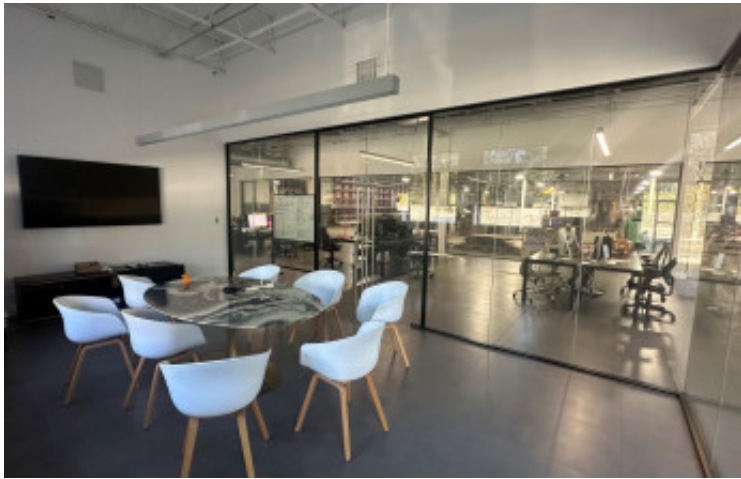
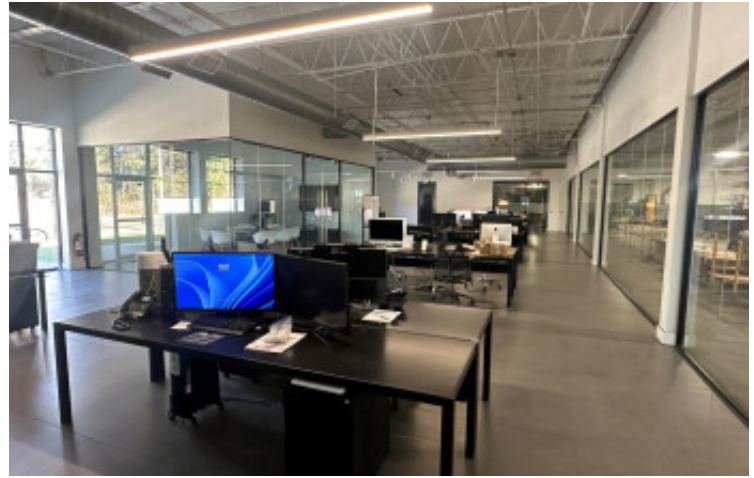
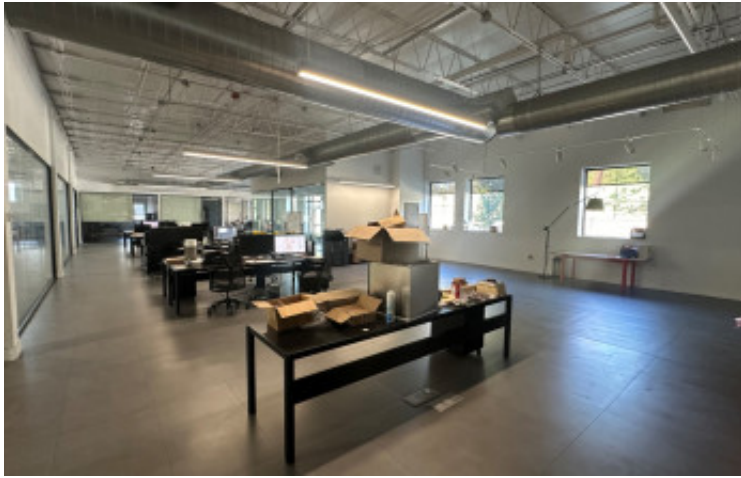
Occupancy: Arranged
Sale Price: \$7,650,000
(\$234.82/sq. ft.)
Taxes: \$81,182.64 (\$2.49/sq. ft.)

* IDA Tax Benefits Possible *

Suite Sale • Very heavy power manufacturing building • Beautifully finished windowed offices with 3 private offices, conference room, and bullpen • Large fenced-in yard • Building can be divided into 3 units: 15,120 sf / 7,340 sf / 10,118 sf • Walking distance to Copiague LIRR

Ralph Perna, Associate RE Broker
516-524-8060 (cell)
631-293-3700 x46
rp@schackerrealty.com

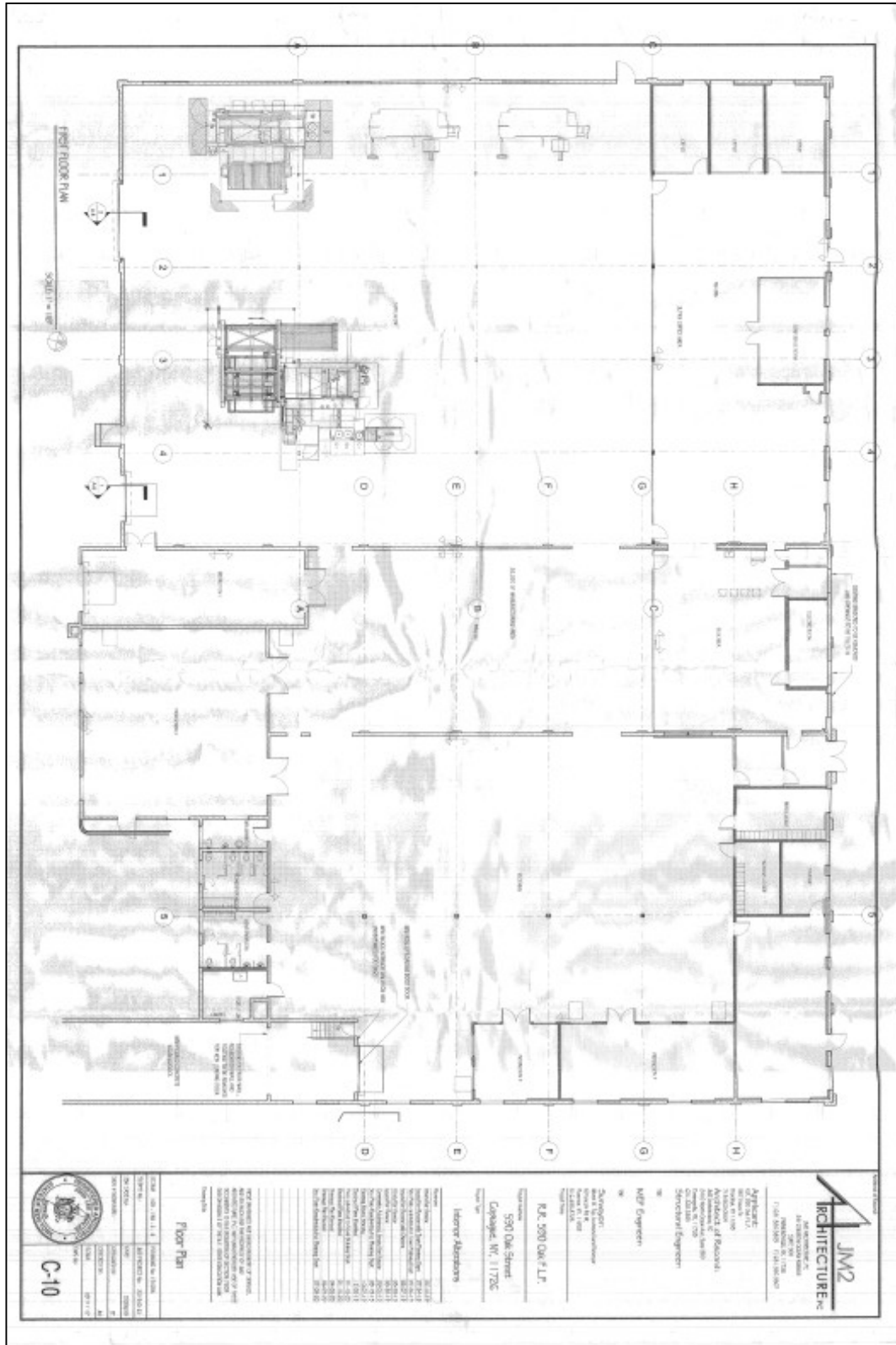
Luca Perinuzzi, RE Salesperson
917-710-3236 (cell)
631-293-3700 x21
lp@schackerrealty.com



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.

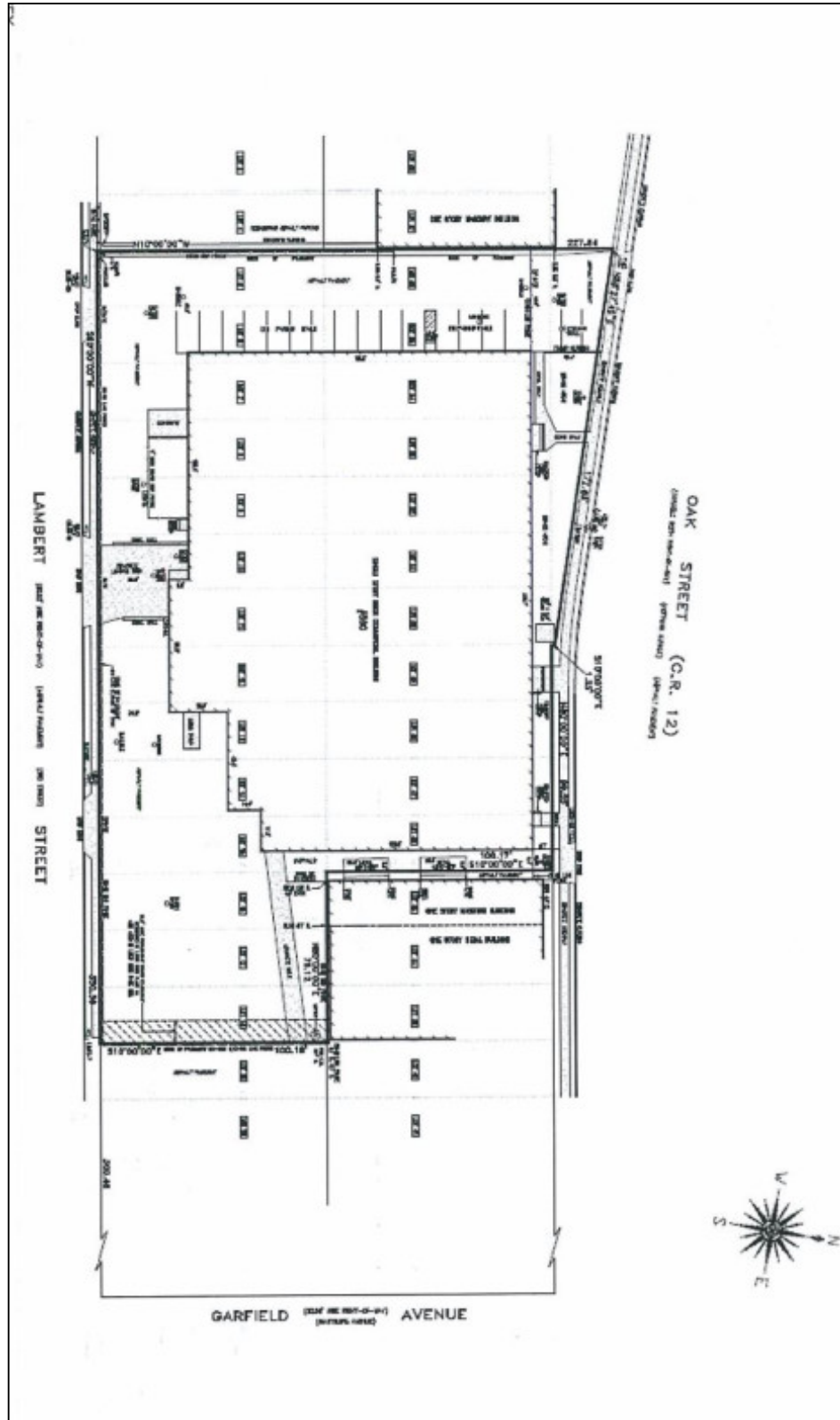


All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.





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.



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.