



SCHACKER REALTY

## 54,412 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  
**Ceiling Height 1:** 32.0' @ 30,000 sq. ft.  
**Ceiling Height 2:** 18.0' @ 24,412 sq. ft.  
**Loading:** 10 Dock(s), 4 Drive-in(s)  
**Power:** 2,000 + 2,500 amps  
**A/C:** BTS  
**Sewers:** Yes

#### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** Negotiable  
**Taxes:** \$306,993.00  
(\$2.74/sq. ft.)

**Suite W • Build to suit offices • ESFR sprinklers • 2 additional contiguous acres can be made available • Newly poured 6" floor • Pylon and Building Signage Available**

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto: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.



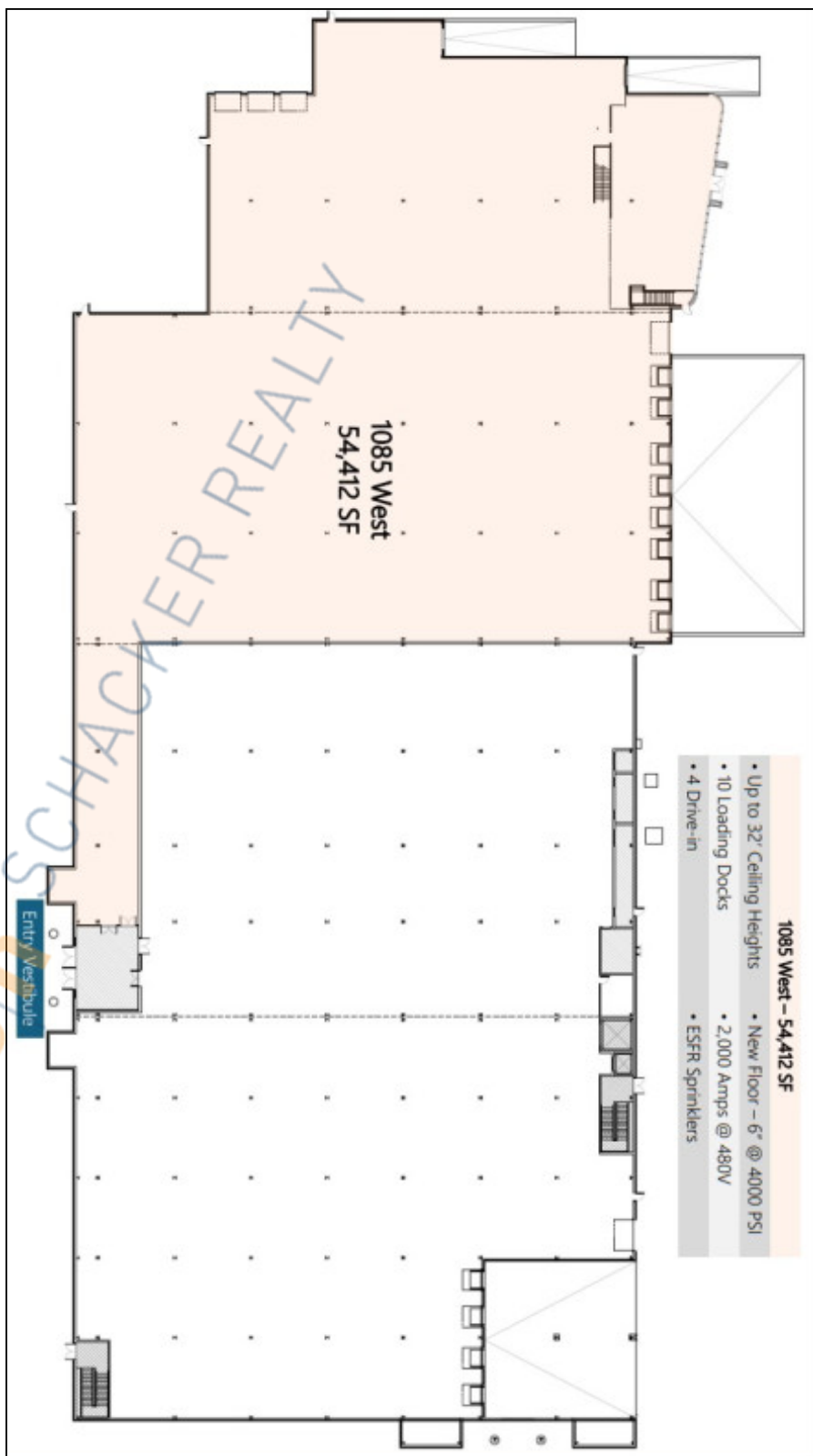
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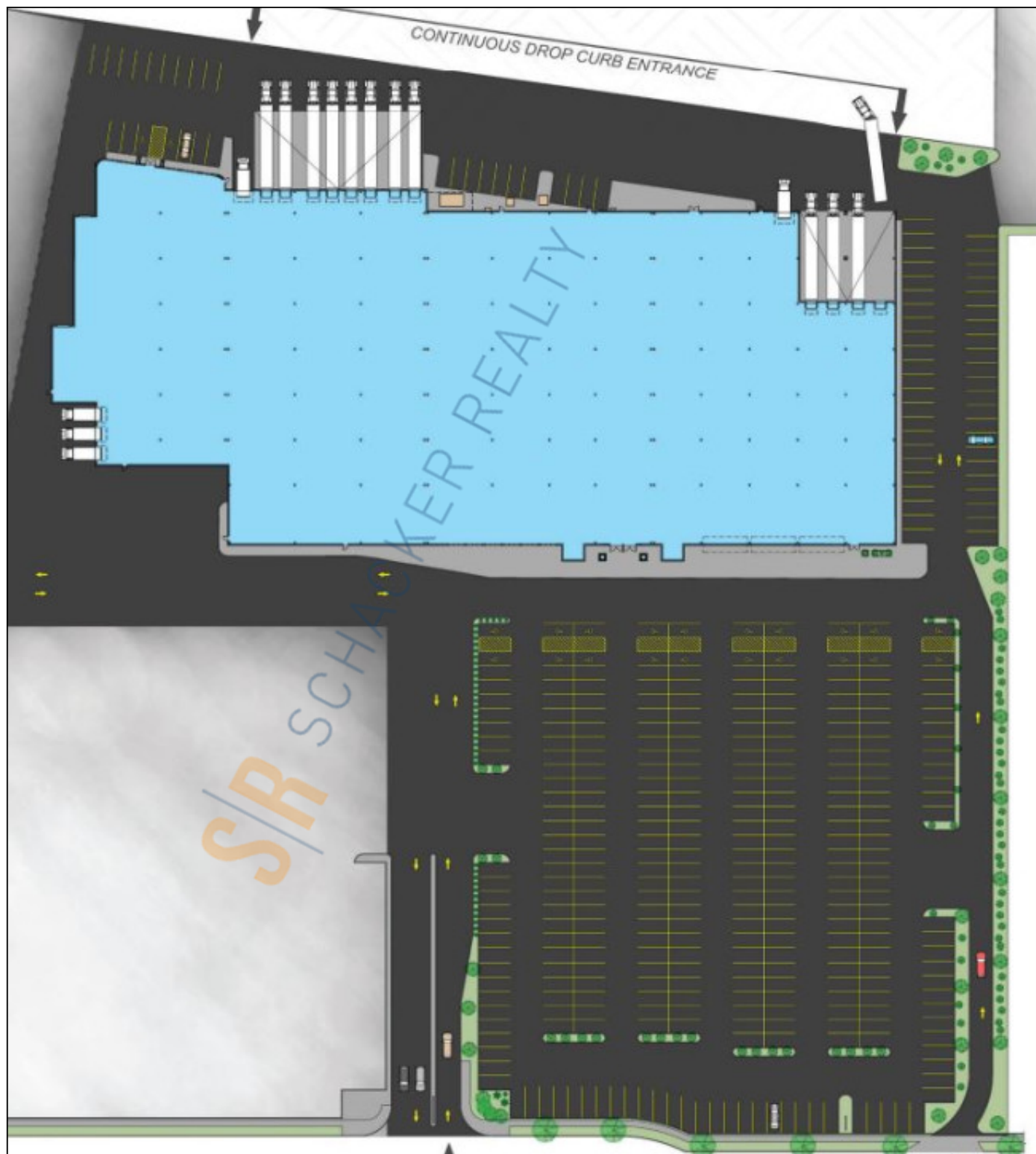
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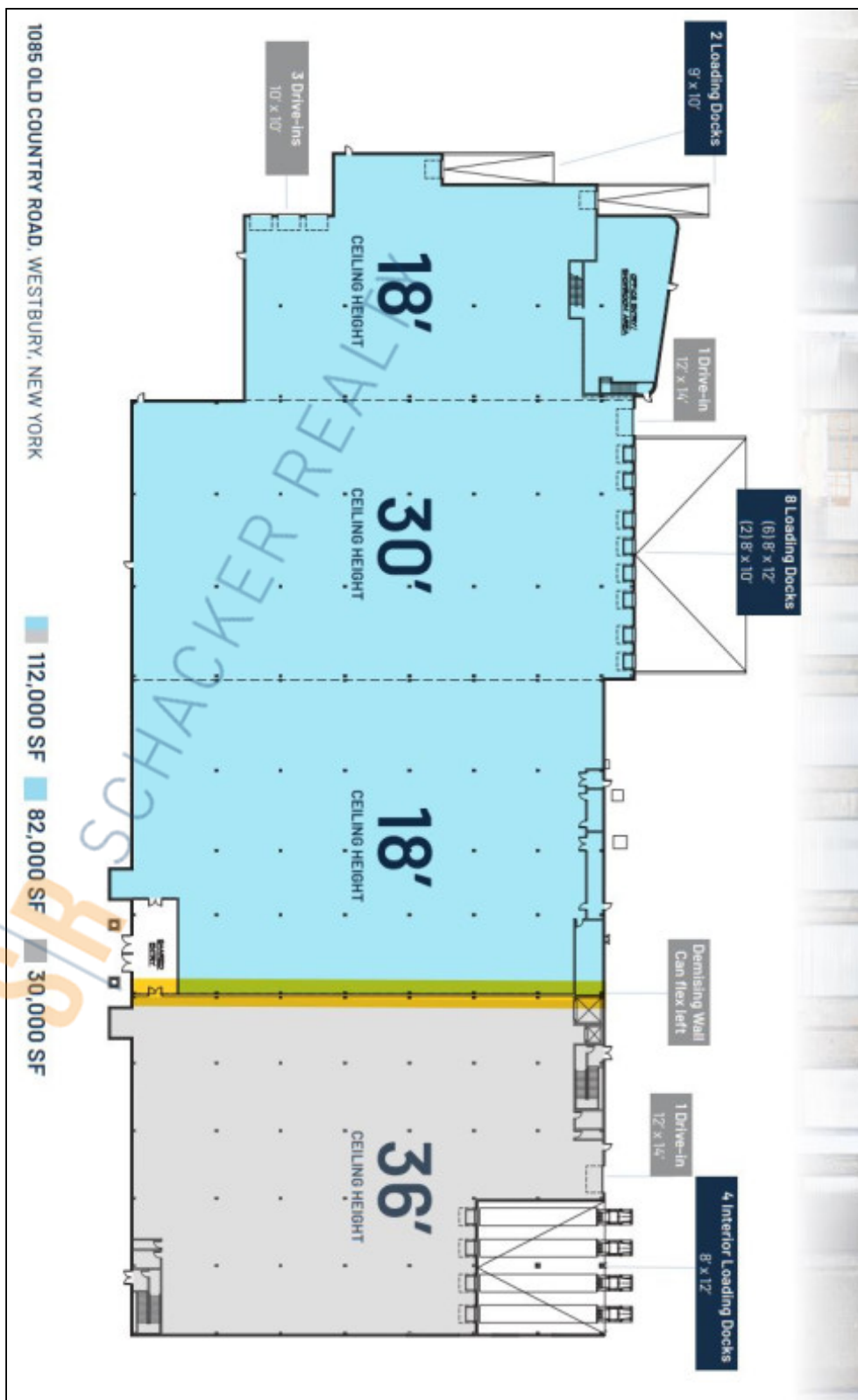


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