



Schacker Real Estate Corp.

www.schackerrealty.com

# 108,000 sq. ft. Available For Sale or Lease 1095 Long Island Avenue, Deer Park, NY



<b>Lot Size:</b>	5.3 Acres
<b>Office Space:</b>	10,000 sq. ft.
<b>Mezzanines:</b>	±10,500 sq. ft. <i>(not included in total building sq. ft.)</i>
<b>Ceiling Ht:</b>	20' US
<b>Columns:</b>	±30' x 40'
<b>Loading:</b>	10 Docks 2 Drive-ins
<b>Power:</b>	1,600 Amps
<b>Sprinklers:</b>	Yes
<b>A/C:</b>	Offices
<b>Heat:</b>	Electric & Oil
<b>Parking:</b>	100+ cars
<b>Annual Taxes:</b>	\$172,000 <i>(\$1.59/sq. ft.)</i>
<b>Sale Price:</b>	\$7,560,000 <i>(\$70/sq. ft.)</i>
<b>Lease Price:</b>	\$5.15/sq. ft. <i>(does not include base year taxes)</i>

- Fully racked
- 1,800 pallet positions
- Fenced lot

**Contact: Schacker Realty 631-293-3700**

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



# 1095 Long Island Avenue, Deer Park, NY Site Plan and Additional Photos

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