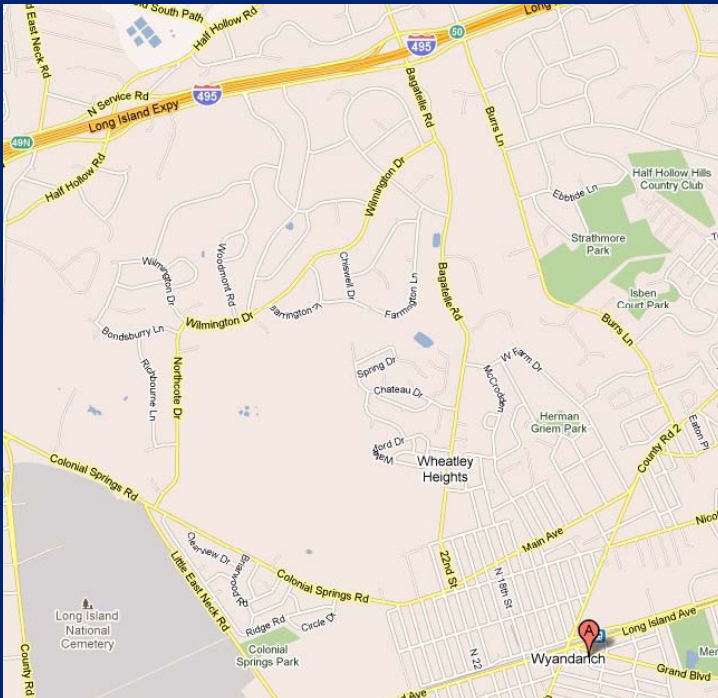


Industrial Building Available For Sale or Lease

10 Grand Blvd., Deer Park, NY

109,000 sq. ft.



Plot Size: 12 Acres
Office Space: ±7,000 sq. ft.
 (±50% on second floor)
Ceiling Height: 20'
Column Span: 20'L x 60'W
Loading: 14 Loading Docks
 10 Drive-in Doors
Power: 1,600 Amps
Sprinklers: Full
Heating: Gas
Parking: See aerial on page 2
Annual Taxes: \$143,638

Sale Price: \$6,350,000 (\$58.26/sq. ft.)
Lease Price: \$7.00/sq. ft.

(Includes base year taxes)

- Outside storage possible
- Oversize plot w/ expansion potential
- Zoned Ind-2
- Fenced Lot

For more information please contact:
 Schacker Real Estate Corp. 631-293-3700
 info@schackerrealty.com

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.

Industrial Building Available For Sale or Lease

10 Grand Blvd., Deer Park, NY

109,000 sq. ft.



2nd Floor Offices



Executive Offices



Warehouse

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