



# 35,500 sq. ft. on 6.45 Acres Available for Sale Port Jefferson, NY



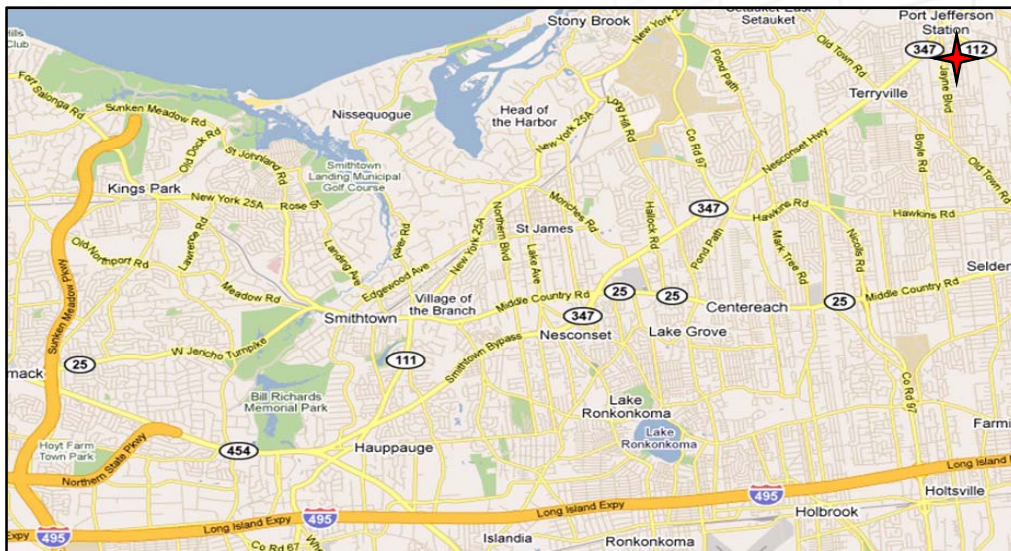
## Description:

Partially developed, paved parking lot, gravel yard.

**Lot Size:** 6.45 Acres  
**Building 1:** 19,500 sq. ft.  
**Building 2:** 8,000 sq. ft. (Storage)  
**Building 3:** 8,000 sq. ft. (Storage)  
**Zoning:** L-1 Industry  
**Annual Taxes:** \$79,096

Full building and property details on page 2

\* note: seller will ask that the buyer sign a 20 year declaration that the property will not be used as a lumber company, truss plant or building supply facility. Exceptions possible.

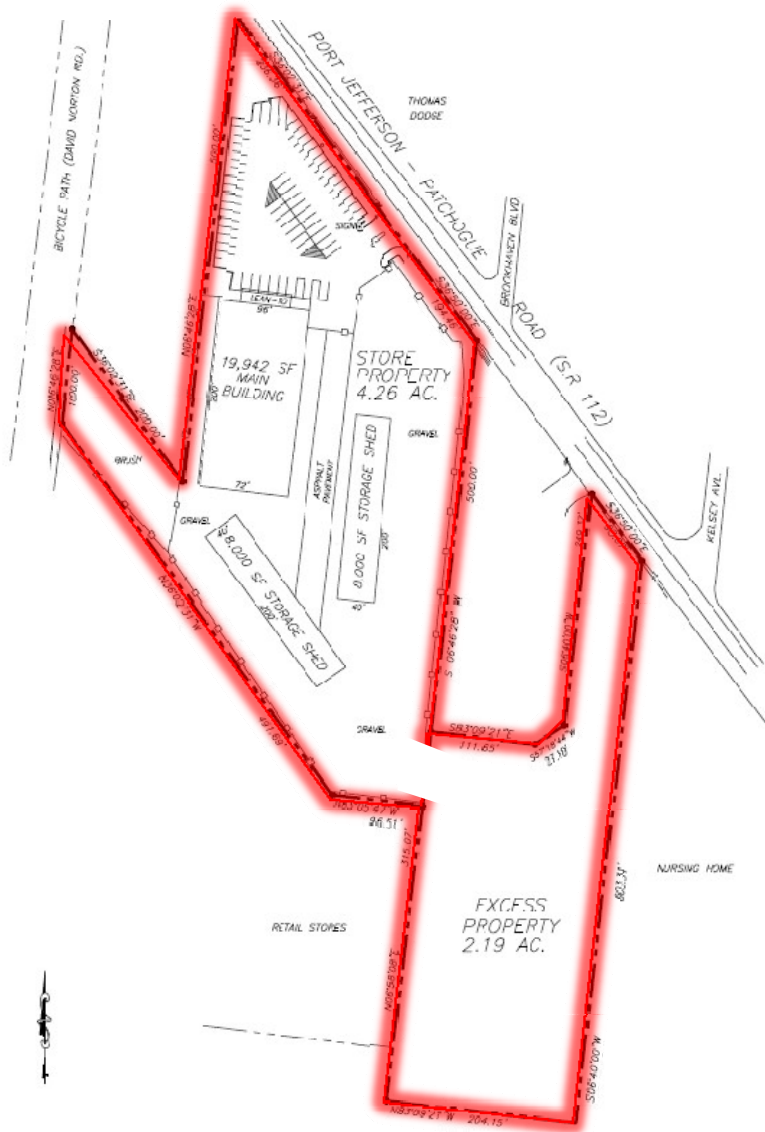


**Contact: Schacker Realty 631-293-3700**

*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.*



# 35,500 sq. ft. on 6.45 Acres Available for Sale Full Site Specs and Site Plan



**Lot Size:** 6.45 Acres  
**Description:** partially developed, paved parking lot, gravel yard  
**Location:** Along Rte 112, S of Rte 347, S of Port Jefferson  
**Zoning:** L-1 Industry (Town of Brookhaven)  
**Water/Well:** Public  
**Sewer/Septic:** Septic  
**Gas:** Yes  
**Rail:** N/A

### Building #1: Main Building

**Size:** 19,500 SF (97'-6"x200')  
**Areas:** 843 Sf Offices, 18,657 SF Retail/Storage  
**Ceiling Height:** 20' Eave, 24' Peak  
**Column Spacing:** 20' to 27' spacing  
**HVAC:** Offices & Restrooms-Electric Baseboard Heaters  
**Electrical Service:** 200A, 120/240V  
**Age:** 1985  
**Type:** Metal Building  
**Loading Doors:** (2) 12'Wx12'H Sliding Doors (@ grade)  
**Sprinkled:** No, Firewall

### Building #2-3: Storage Sheds (2)

**Size:** 8,000 sq ft (40'x200')  
**Areas:** Storage  
**Ceiling Height:** 14' Eave, 16' Peak  
**Column Spacing:** 25' bay spacing  
**HVAC:** N/A  
**Electrical Service:** 20A Disconnect  
**Age:** 1985  
**Type:** Metal Building  
**Loading Doors:** N/A  
**Sprinkled:** N/A

**Taxes:** \$79,096.45 2009  
Town of Brookhaven  
Suffolk County