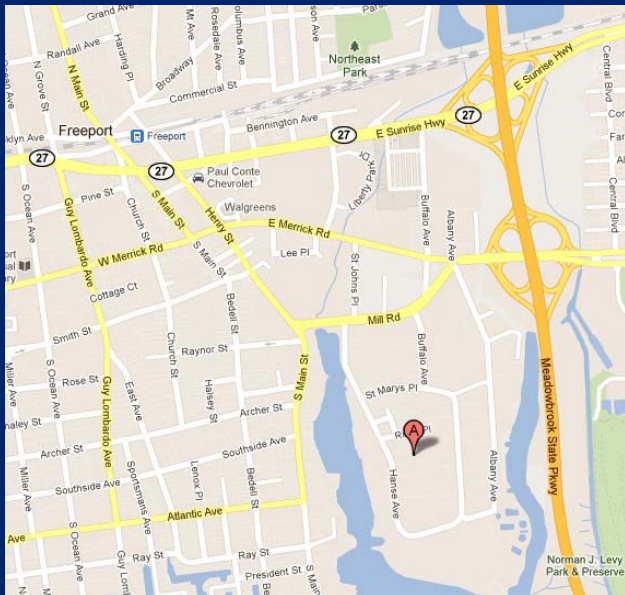


**Industrial Building Available For Sale or Lease**

**129 Hanse Avenue, Freeport, NY**

**44,000 sq. ft.**



<b>Land Area:</b>	1.21 Acres
<b>Office Space:</b>	Minimal
<b>Ceiling Ht:</b>	21'
<b>Loading:</b>	3 Loading Docks 2 Drive-ins
<b>Power:</b>	Heavy
<b>Sewers:</b>	Yes
<b>Sprinklers:</b>	Yes
<b>Heat:</b>	Gas
<b>Annual Taxes:</b>	<b>\$3.14/sq. ft.</b>
<b>Sale price:</b>	<b>\$3,520,000</b> <i>(\$80/sq. ft.)</i>
<b>Lease Price:</b>	<b>TBD</b>

***Freeport Electric – rates ±40% lower than LIPA***

**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.*

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