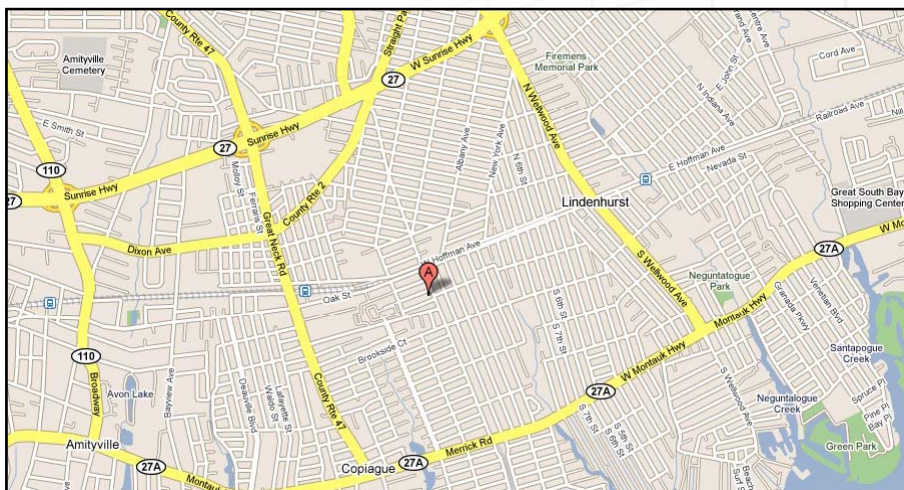




# 23,500 sq. ft. Available for Sale or Lease 1305 S. Strong Avenue, Copiague, NY



**Land Area:** 1.04 Acre  
**Office Space:** BTS  
**Mezzanine:** 2,500 sq. ft.  
**Ceiling Height:** 22'6"  
**Loading:** 1 Dock  
1 Drive-in  
**Sprinklers:** Yes  
**Annual Taxes:** \$33,879

**Sale Price:** \$1,300,000  
(\$55.32/sq. ft.)

**Lease price:** \$5.00/sq. ft. nnn

- *Currently 100% open space.*
- *Will eventually be divisible by 1,500 sq. ft..*
- *Each unit will have its own HVAC and overhead door.*
  - *Fenced, corner lot.*
  - *21,000sf footprint*
    - *No columns*
    - *Can add loading*

**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.*