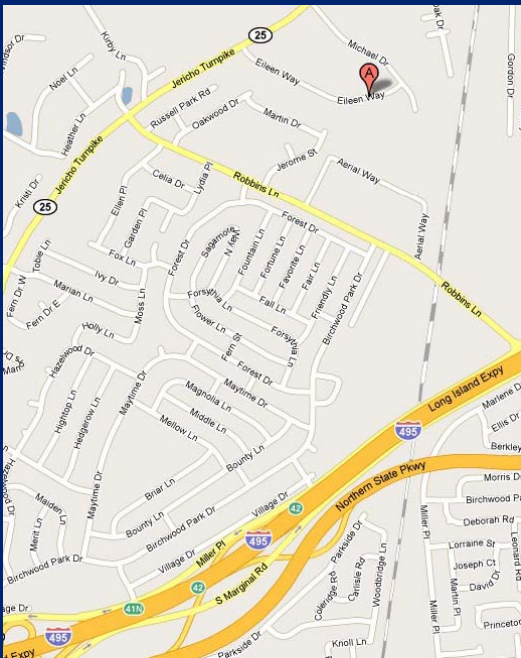


Industrial Building Available For Sale or Lease
130 Eileen Way, Syosset, NY

30,200 sq. ft.



Plot Size:	1.5 Acres
Office/showroom Space:	8,000 sq. ft.
Showroom/R&D:	5,000 sq. ft.
Ceiling Height:	24' @ 9,145sf 14'
Loading:	2 Loading Docks+ 6 limited swing room docks
Power:	800 amps
Sewers:	Yes
Sprinklers:	Yes
Heating:	Gas
Parking:	43 cars
Annual Taxes:	\$113,365 (\$3.75/sq. ft.)
Sale Price:	\$2,500,000 (\$82.78/sq. ft.)
Lease Price:	\$8.50/sq. ft. (incl. taxes)
Notes:	The square footage includes approximately 960 sq. ft. of 2 nd floor office space and 960 sq. ft. of basement space.

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

130 Eileen Way, Syosset, NY

30,200 sq. ft.



Showroom



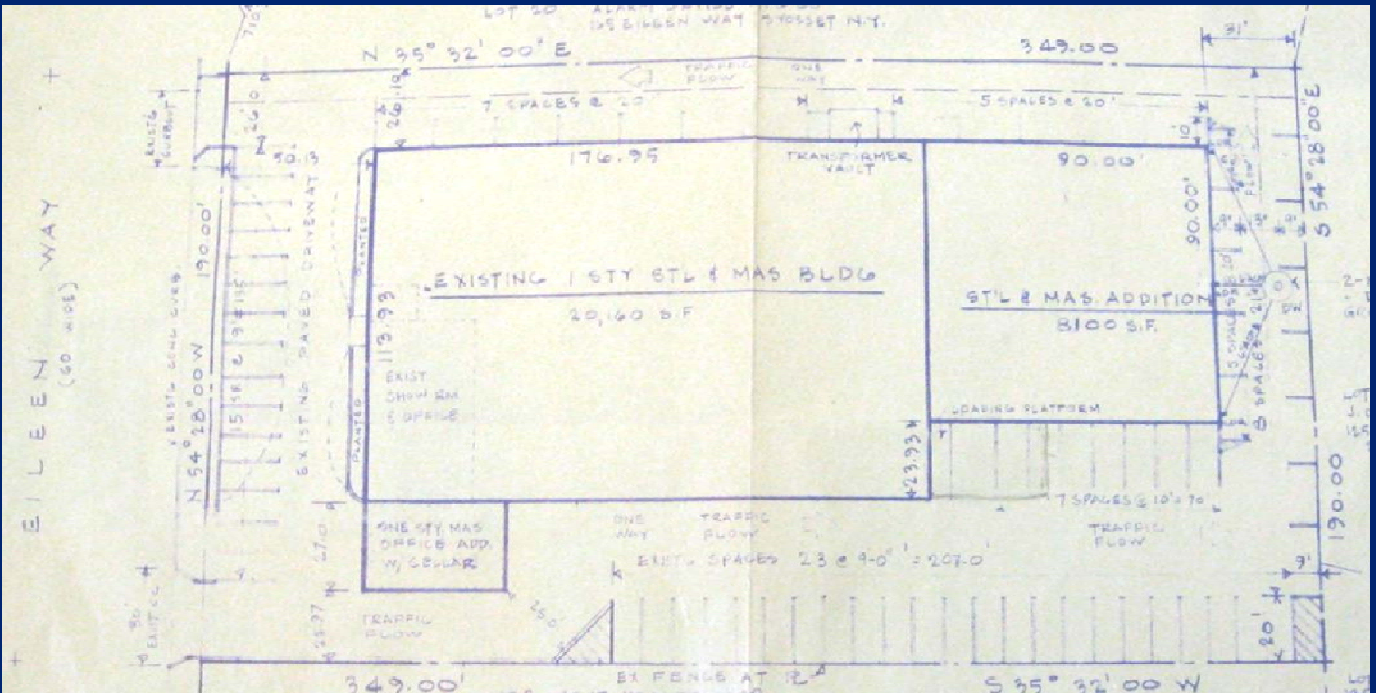
Office



Hi-Bay Warehouse



Warehouse



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.