



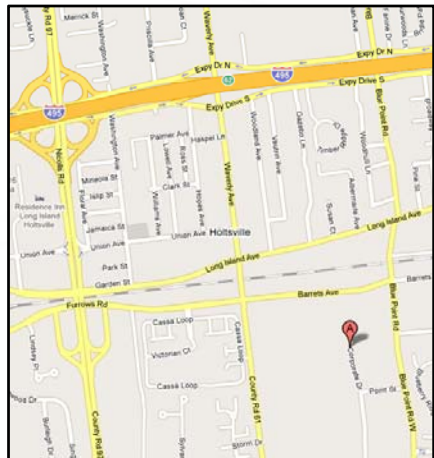
60,000 sq. ft. Building Available For Sale (46,000sf available for purchaser) 140 Corporate Drive, Holtsville, NY



Plot Size: 7+ Acres
Office Space: 10%
Ceiling Ht: 18'
Loading: 5 Docks
3 Drive-in
Power: Heavy
Sprinklers: Yes
Annual Taxes: \$78,600
(\$1.31/sq. ft.)

Sale Price: \$4,150,000
(\$69.17/sq. ft.)

- High Quality Construction
- High Efficiency Lighting
- Exhaust Fans
- Directly off LIE Exit 62
- End of Cul de Sac
- Possible Expansion to 24,000sf



Schacker Real Estate Corp.
www.schackerrealty.com

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.*