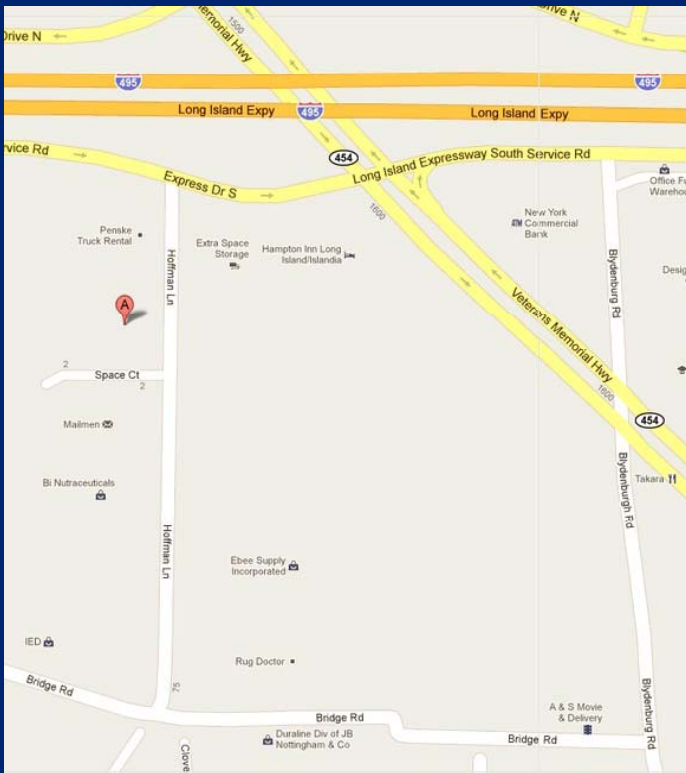


Industrial Building Available For Sale or Lease

140 Hoffman Lane, Islandia, NY

14,400 sq. ft.



Plot Size: 1.4 Acres
Office Space: 5,670 sq. ft.
Ceiling Height: 16'4"
Loading: 2 Drive-in Doors
Column Span: 24' x 40'
Power: 1,200 Amps
Sprinklers: Full
A/C: Full A/C
Heating: Electric
Parking: 46 + on site
Annual Taxes: \$49,040
 (\$3.40/sq. ft.)

Sale Price: **\$1,750,000**
 (\$121.52/sq. ft.)
Lease Price: **\$9.95/sq. ft.**
 (does not include base year taxes)

Large parking capacity would allow for expansion of office 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.

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