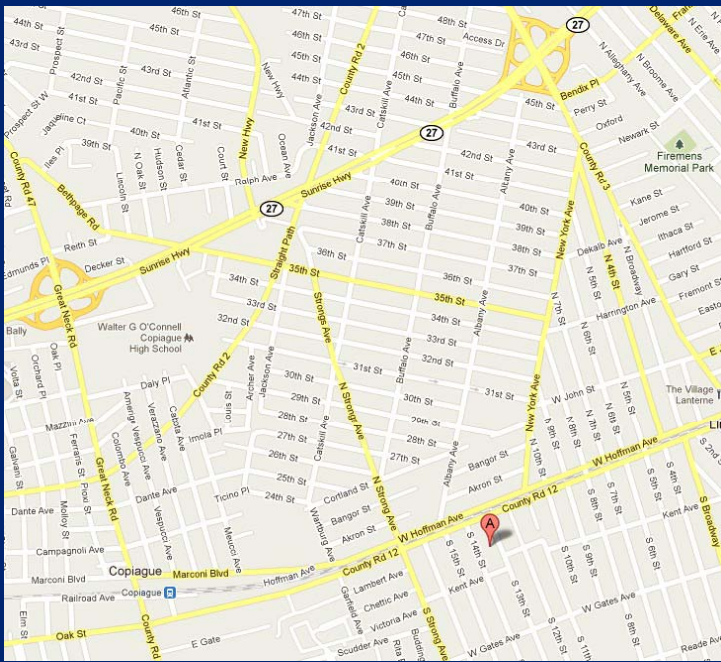


Industrial Building Available For Sale or Lease
145 South 13th Street, Lindenhurst, NY *22,000 sq. ft.*



- Plot Size:** 0.68 Acre
- Office Space:** 2,200 sq. ft.
- Ceiling Height:** 16'
- Loading:** 2 Loading Docks
2 Drive-in Doors
- Power:** 600 Amps
- Heating:** Gas
- Parking:** Ample
- Annual Taxes:** \$69,472 (\$3.16/sq. ft.)
*in certiorari
- Sale Price:** **\$1,650,000**
(\$75/sq. ft.)
- Lease Price:** **\$6.75/sq. ft.**
(includes base year taxes)

Divisible to 6,000+ sf

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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