

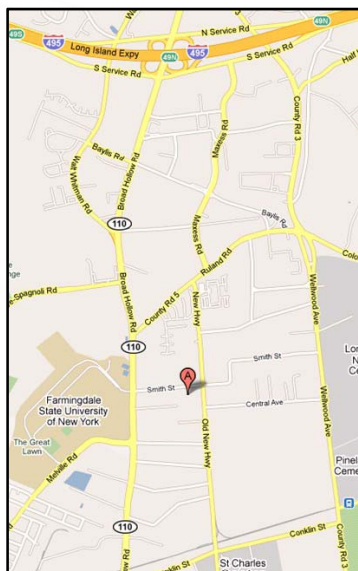


Schacker Real Estate Corp.

www.schackerrealty.com

32,120 sq. ft. Available For Sale

180 Smith Street, Farmingdale, NY



Lot Size:	1.47 Acres
Office Space:	3,000 sq. ft. incl. 1,200 showrm
Ceiling Height:	30' in 12,000 sq. ft. 14' in 20,102 sq. ft.
Columns:	Column-free in rear section
Loading:	2 Loading Docks
Power:	400 Amps
Sprinklers:	Full
A/C:	65%
Heat:	Gas
Parking:	Ample
Annual Taxes:	\$55,255
Sale Price:	\$3,179,880 (\$99/sq. ft.)

- 2,000 sq. ft. mezzanine not incl. in size
- 12,000 sq. ft. column free
- 4 year old roof w/ 20 year warranty
- Kitchenette
- +/- 2 miles from LIE x49

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.*



180 Smith Street, Farmingdale, NY Additional Photos & Site Plan

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Showroom



Warehouse



Plant

