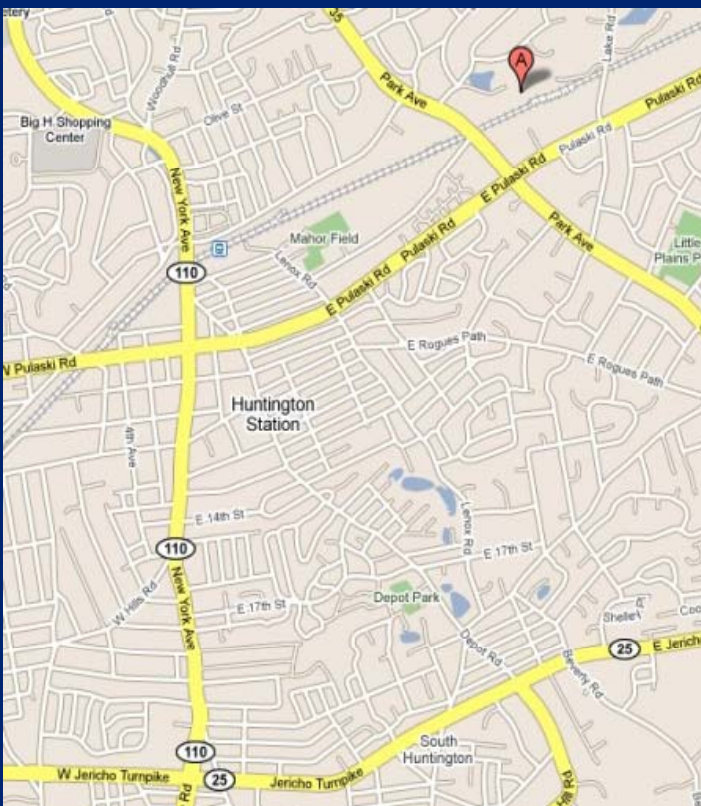


# Industrial Building Available For Lease

1 Arnold Drive, Huntington, NY

126,000 sq. ft.



**Plot Size:** 8.53 Acres  
**Office Space:** 10,000 sq. ft.  
**Column Span:** 36'3" x 44'  
**Ceiling Ht:** 24'  
**Loading:** 8 Docks  
 3 Drive-ins  
**Power:** 1,600 Amps  
**Sprinklers:** Full  
**Heat:** Gas  
**Parking:** 60 Cars  
**Possible Expansion:** ±30,000 sf  
**Annual Taxes:** \$1.14/sq.ft.

**Sale Price:** **\$10,500,000**  
 (\$83.33/sq. ft.)

**Lease Price:** **\$6.75 - 6.90/sq. ft.**  
 (includes base year taxes)

*If rail is not used, it is possible to pick up 8.000sf to full 126,000sf*

**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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