

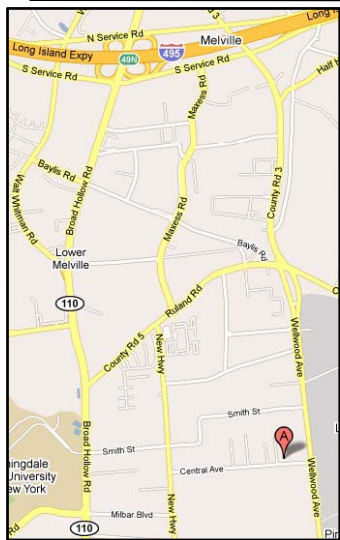


# 25,051 sq. ft. Available For Sale or Lease

## 200 Central Avenue, Farmingdale, NY



<b>Plot Size:</b>	1.3 Acres
<b>Office Space:</b>	7,600 sq. ft.
<b>Showrm/R&amp;D:</b>	3,200 sq. ft.
<b>Ceiling Height:</b>	14' U.S.
<b>Loading:</b>	1 Dock 2 Drive-ins
<b>Power:</b>	800+ Amps
<b>Sewers:</b>	Yes
<b>Heat:</b>	Gas
<b>Parking:</b>	35 cars
<b>Annual Taxes:</b>	\$60,122 (\$2.40/sq. ft.)
<b>Sale Price:</b>	\$2,375,000 (\$94.80/sq. ft.)
<b>Lease Price:</b>	Upon Request
<b>Comments:</b>	* Free standing building * Divides 17,000/8,000 sq. ft. * Possible tax abatement through Town of Babylon



**Contact: Schacker Realty 631-293-3700**

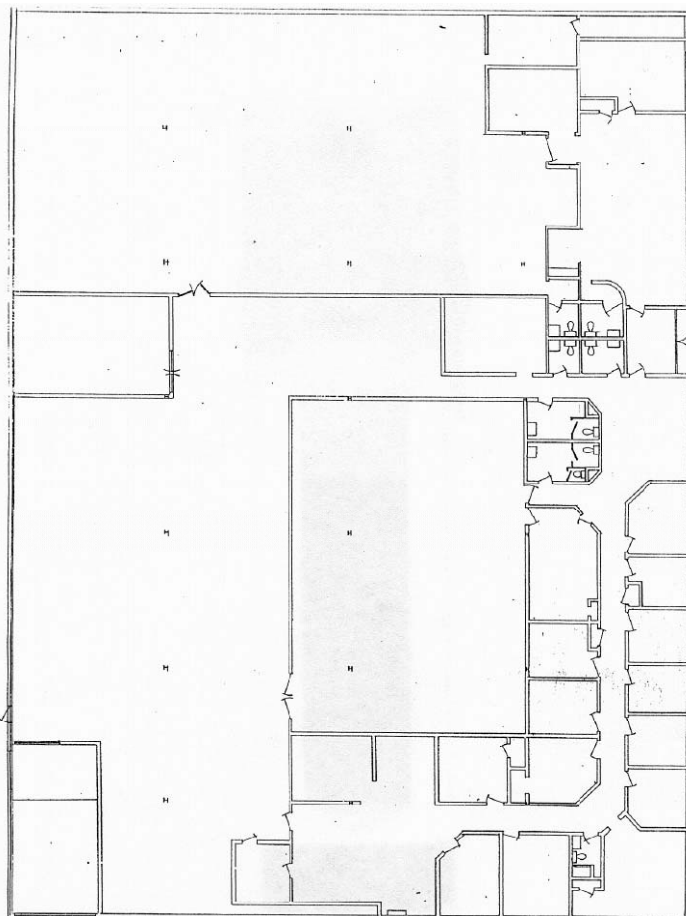
*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

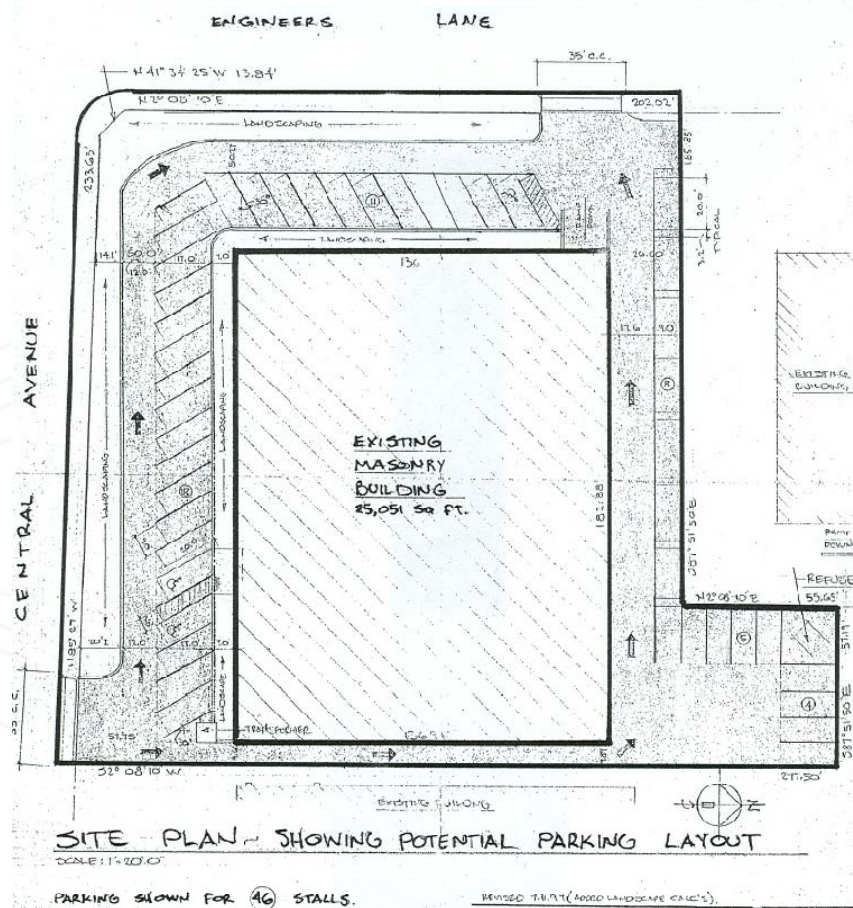


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## Floor Plan



## Site Plan



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