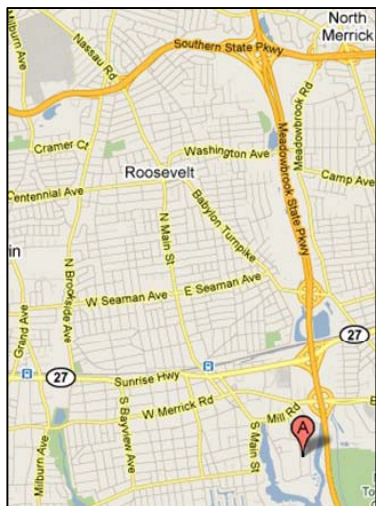




# 38,000 sq. ft. Available For Sale (15,000 sf available for buyer or for lease) 205 Buffalo Avenue, Freeport, NY



<b>Plot Size:</b>	1.04 Acres
<b>R&amp;D Space:</b>	±5,000 sq. ft.
<b>Ceiling Height:</b>	14'
<b>Loading:</b>	4 Docks 1 Drive-in
<b>Power:</b>	4,000 Amps
<b>Sprinklers:</b>	Yes
<b>Heating:</b>	Gas
<b>Parking:</b>	Ample
<b>Annual Taxes:</b>	\$112,000 (\$2.94/sq. ft.)
<b>Sale Price:</b>	\$2,000,000
	<u>15,000 sq. ft.</u>
<b>Office:</b>	900 sq. ft.
<b>R&amp;D:</b>	±5,000 sq. ft.
<b>Loading:</b>	1 LD, 1 DI
<b>Lease Price:</b>	\$8.00/sq. ft. (plus utilities)

**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.*

Schacker Real Estate Corp.

www.schackerrealty.com