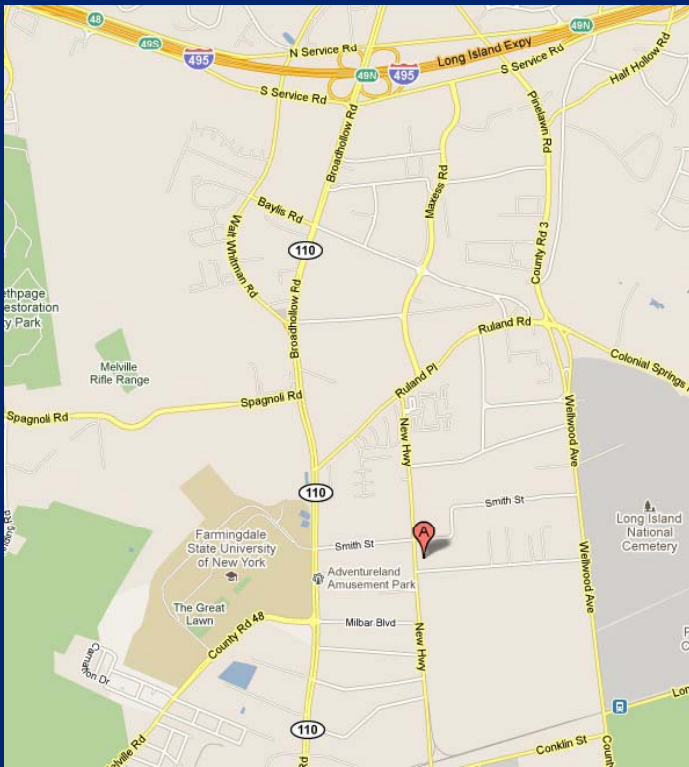


Industrial Building Available For Sale or Lease

20 Central Avenue, Farmingdale, NY

20,000 sq. ft.



Plot Size:	1.2 Acres
Office Space:	15%
Ceiling Height:	14'
Loading:	2 Loading Docks 2 Drive-in Doors
Power:	600 Amps
Sewers:	Yes
Sprinklers:	Yes
A/C:	Offices
Heating:	Gas
Parking:	Ample
Annual Taxes:	\$37,583 (\$1.87/sq. ft.)
Sale Price:	\$2,500,000 (\$125/sq. ft.)
Lease Price:	\$6.50/sq. ft. <i>(Includes base year taxes)</i>

**Fenced yard, racking available,
Zoned industrial**

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.

Industrial Building Available For Sale
20 Central Avenue, Farmingdale, NY

20,000 sq. ft.



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.