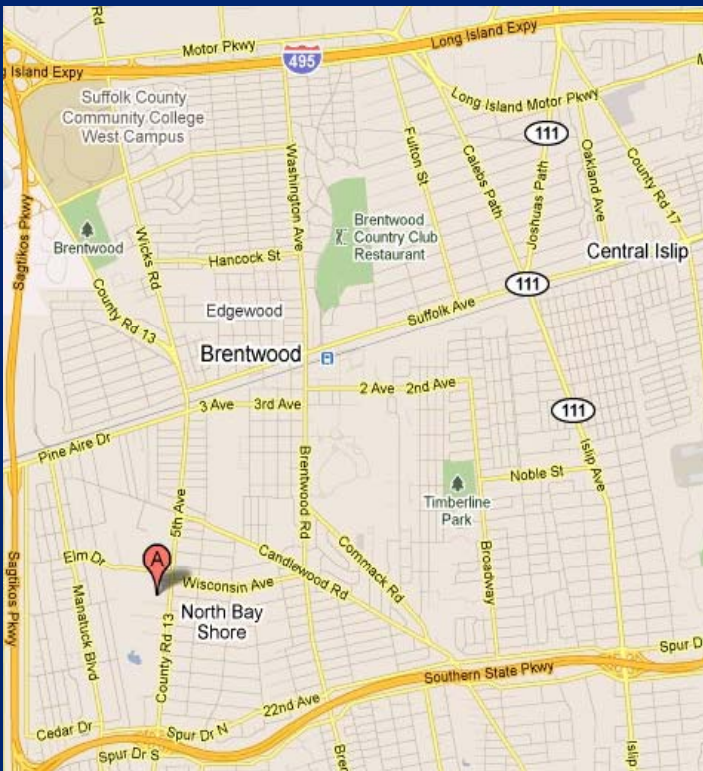


Industrial Building Available For Sale or Lease

25 Drexel Drive, Bay Shore, NY

±39,000 sq. ft.



Plot Size:	± 2.5 Ac. (poss. expansion)
Office Space:	±9,000 sq. ft.
Ceiling Height:	± 16'
Loading:	3 Loading Docks 1 Drive-in Door
Power:	2,000 Amps
A/C:	Full
Heating:	Gas
Parking:	Ample (recently repaved)
Annual Taxes:	\$71,939 (\$1.84/sq. ft.)
Sale Price:	\$2,475,000 (\$63.00/sq. ft.)
Lease Price:	\$4.75/sq. ft. + taxes

*Excellent condition
Large rear lot
Recently renovated offices
Five year old roof – fully insulated
Fully wired for Lightpath Fiber Optics*

For more information please contact:

Schacker Real Estate Corp. 631-293-3700

info@schackerrealty.com

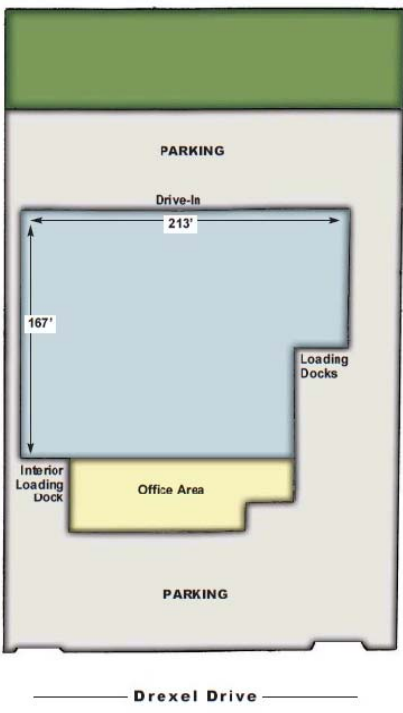
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Industrial Building Available For Sale or Lease

25 Drexel Drive, Bay Shore, NY

±39,000 sq. ft.



Private office



Warehouse



Plant



Warehouse

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