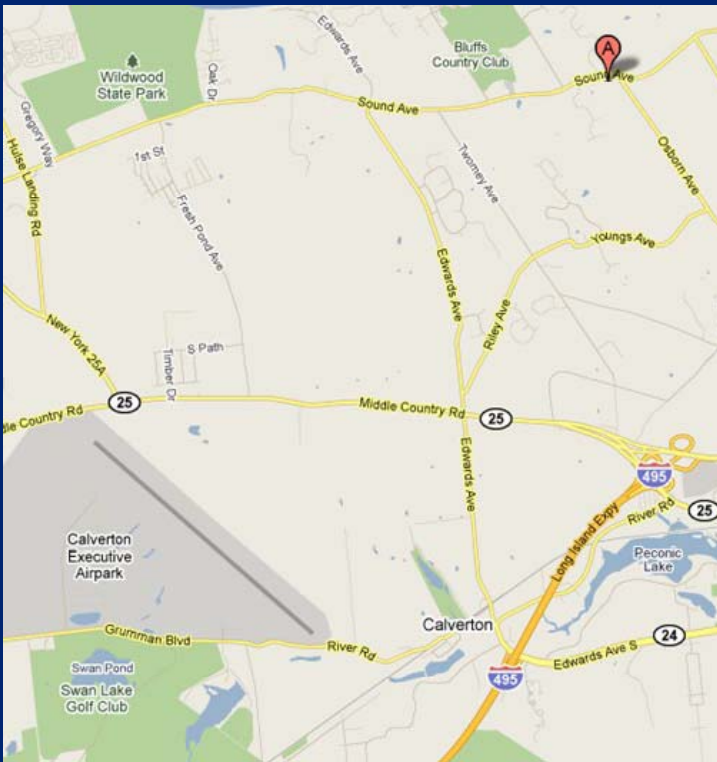


**Industrial Building Available For Sale or Lease**  
**2711 Sound Avenue, Calverton, NY 108,445sq. ft.**



<b>Lot Size:</b>	7 acres
<b>Office Space:</b>	None
<b>Ceiling Ht:</b>	15' – 63,000 sq. ft. 18' – 10,000 sq. ft. 31' – 35,000 sq. ft.
<b>Loading:</b>	Butler-type Building 11 Loading Docks 6 Drive-in Doors
<b>Power:</b>	1,200 Amps
<b>Sprinklers:</b>	Dry System Conversion to wet system requires gas. Approx. cost \$125,000
<b>Parking:</b>	100 spaces
<b>Possible Expansion:</b>	20,000 sq. ft.
<b>Annual Taxes:</b>	\$102,000 (\$0.94/sq. ft.)
<b>Lease Price:</b>	<b>\$3.00/sq. ft.</b> <i>(includes base year taxes)</i>
<b>Sale Price:</b>	<b>\$2,800,000</b> <i>(\$25.82/sq. ft.)</i>

**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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