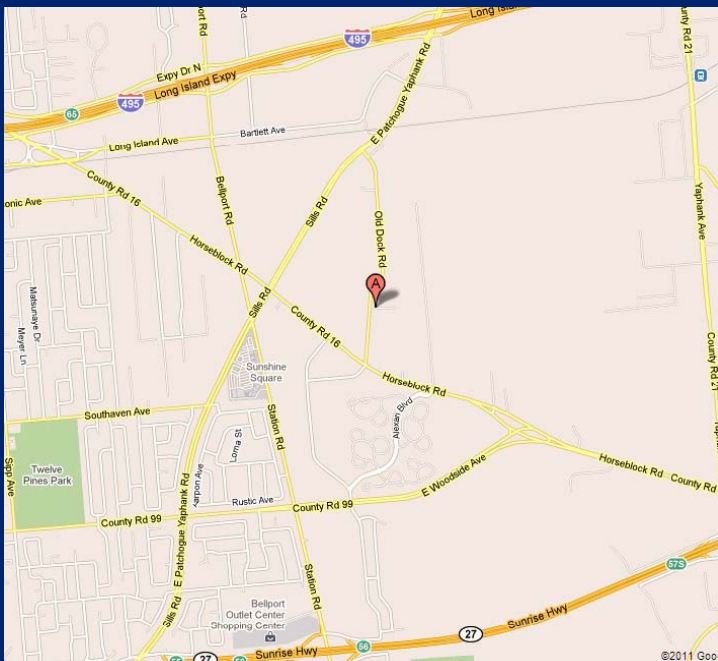


Industrial Building Available For Sale
2 Todd Court, Yaphank, NY

108,870 sq. ft.
(exp. To 132,378 sq. ft.)



Plot Size:	10.12 Acres 101,370sf Main bldg. + 7,500sf Accessory bldg.
Office Space:	10%
Ceiling Height:	23'
Loading:	6 Loading Docks 2 Drive-in Doors (14'x14')
Power:	2,000 Amps @ 220 v. 2,000 Amps @ 480 v.
Sprinklers:	Yes
Heat:	Gas
Parking:	Ample
Annual Taxes:	\$176,369 (\$1.62/sq. ft.) 2012-13 tax year <i>(abated in 2011-12)</i>
Sale Price:	\$8,709,600 (\$80.00/sq. ft.)

- *Electric and compressed air throughout building*
- *Waste recovery system with wood-burning furnace to supplement gas heat*
- *Warehouse lunchroom and four sets of bathrooms*
- *Two executive offices with full bathrooms*
- *7,500 sf accessory bldg on-site with 20' ceilings and 200 amps power*
- *All showings must be after 3pm*

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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