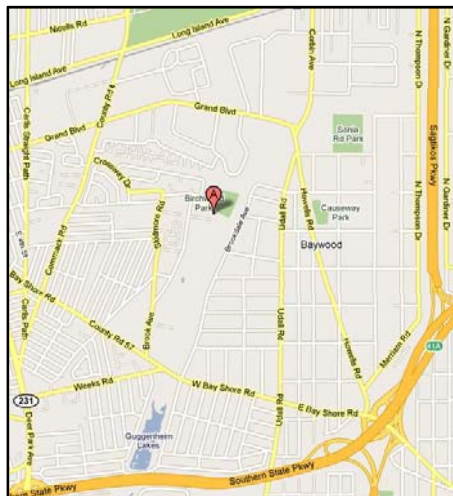




Schacker Real Estate Corp.

www.schackerrealty.com

## 20,000 sq. ft. Available For Sale or Lease 305 Suburban Avenue, Deer Park, NY



<b>Lot Size:</b>	1.10 Acres
<b>Building Size:</b>	20,000 sq. ft.
	<i>Expansion possible</i>
<b>Office Space:</b>	20%
<b>Ceiling:</b>	16'
<b>Loading:</b>	2 Docks 1 Drive-in
<b>Power:</b>	2,000 Amps
<b>A/C:</b>	Offices
<b>Heat:</b>	Gas
<b>Sprinklers:</b>	Full
<b>Parking:</b>	40+ cars
<b>Annual Taxes:</b>	\$41,429 (\$2.07/sq. ft.)
<b>Sale Price:</b>	\$1,500,000 (\$75/sq. ft.)
<b>Lease Price:</b>	\$7.50/sq. ft. <i>(includes base year taxes)</i>

**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.*