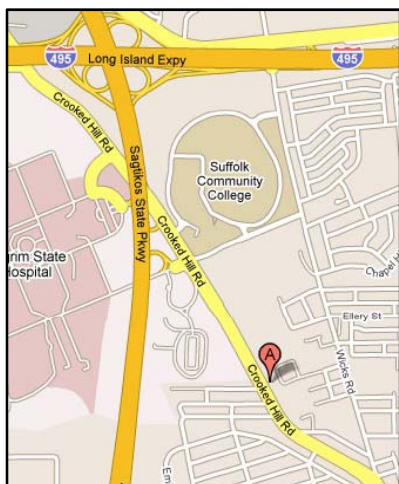




# 48,194 sq. ft. Available For Sale or Lease (Divisible - see page 2) 335 Crooked Hill Road, Brentwood, NY



**Plot Size:** 2.6 Acres  
**Office Space:** 15%  
**Ceiling Ht:** 17'  
**Loading:** 4 Docks  
4 Drive-in  
**Power:** 1,200 Amps  
**Sprinklers:** Full  
**Cooling:** Offices  
**Heat:** Gas  
**Parking:** 73  
**Annual Taxes:** \$79,400



**Sale Price:** \$3,951,908  
(\$82/sq. ft.)

**Rental:** J & A Handicraft  
rents ±9,548  
sq. ft. 10/6/2011  
paying \$4,975  
month full service  
Mannix Ind's  
rents 22 spaces  
@\$1,700/month

**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.*

Schacker Real Estate Corp.

www.schackerrealty.com



## 335 Crooked Hill Road, Brentwood, NY Additional Photos and Division Info



No separate meters

**Division:** 16,207 sq. ft.  
**Office Space:** small  
**Ceiling Ht:** 16'  
**Loading:** 2 Docks  
1 Drive-in

**Lease Price:** \$6.00/sq. ft.  
*(includes base year taxes)*

**Division:** 22,439 sq. ft.  
**Office Space:** 2,676 sq. ft.  
**Ceiling Ht:** 16'  
**Loading:** 3 Docks  
1 Drive-in

**Lease Price:** \$6.00/sq. ft.  
*(includes base year taxes)*

**Division:** 38,646 sq. ft.  
**Office Space:** 3,000 sq. ft.  
**Ceiling Ht:** 16'  
**Loading:** 4 Docks  
2 Drive-in

**Lease Price:** \$6.00/sq. ft.  
*(includes base year taxes)*

