



# 120,000 sq. ft. For Sale or Lease

## 355 South Technology Drive, Central Islip, NY

Schacker Real Estate Corp.

www.schackerrealty.com



<b>Lot Size:</b>	8 Acres
<b>Office Space:</b>	11,451 sq. ft.
<b>Ceiling Height:</b>	22' - 70,000 sq. ft. 40' - 50,000 sq. ft.
<b>Loading:</b>	14 Loading Docks (7 with levelers) 2 Drive-in Doors
<b>Column Span:</b>	60' x 33'
<b>Power:</b>	2,500 Amps 277/480v, 3 phase
<b>Sprinklers:</b>	Yes (ESFR)
<b>Sewers:</b>	Yes
<b>Heat:</b>	Gas
<b>Parking:</b>	259 Cars
<b>Taxes:</b>	\$132,000 (2011) ±\$345,000 unabated taxes*
<b>Features:</b>	Built in 2000 Narrow aisle racking Divisible
<b>Sale Price:</b>	\$9,000,000 (\$75/sq. ft.)
<b>Lease Price:</b>	\$6.50/sq. ft. (incl. base taxes)
*Tax abatement expires in 2019 & loses ±10% efficacy annually until reaching full assessment	

**Contact: Schacker Realty 631-293-3700**

*All information is subject to errors, omissions, modification, and withdrawal.*

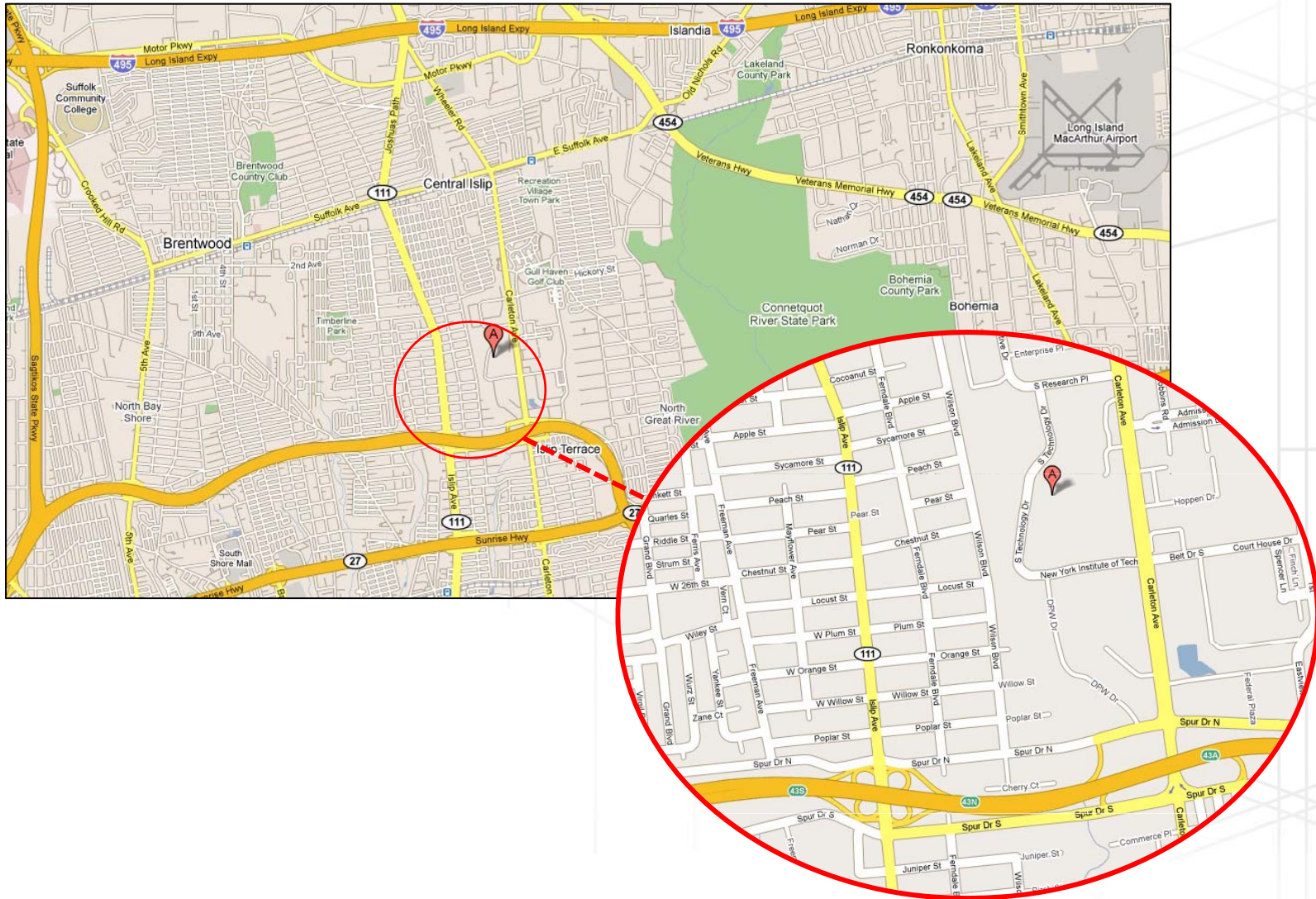
*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



# 355 South Technology Drive, Central Islip, NY Geographical Maps

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## 355 South Technology Drive, Central Islip, NY Additional Photos



Loading



Bullpen Offices



Narrow Aisle Racking



Plant/Warehouse

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