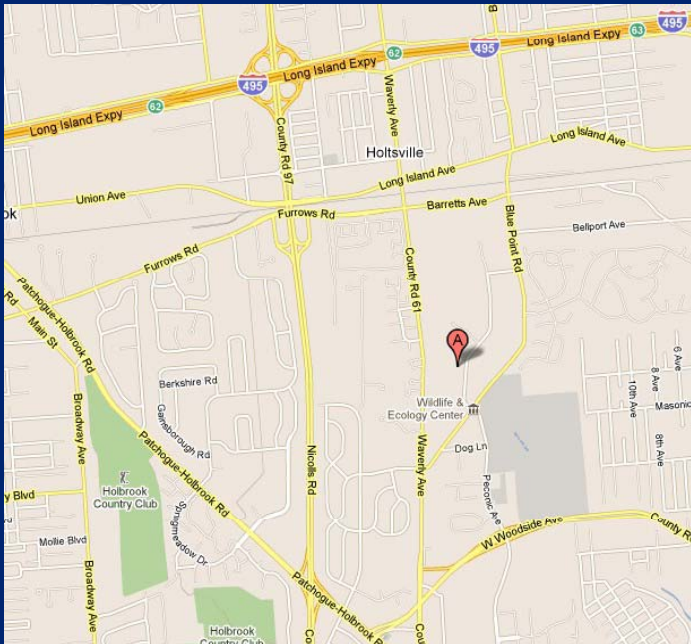


**Industrial Building Available For Sale or Lease**  
**35 Corporate Drive, Holtsville, NY 30,000 sq. ft.**



**Plot Size:** 4.0 Acres  
**Office Space:** 5,000 sq. ft.  
**R&D/Flex Space:** Partial  
**Ceiling Height:** 18' @ 20,000 sq. ft.  
 22' @ 5,000 sq. ft.  
**Loading:** 2 Loading Docks  
 1 Drive-in Door  
**Power:** 800 Amps  
**Parking:** 40 cars  
**Annual Taxes:** \$45,078

**Sale Price:** **\$2,580,000**  
 (\$86/sq. ft.)  
**Lease Price:** **8.50/sq. ft.**  
*(Includes base year taxes)*

***Includes conference room, 2 executive ofcs,  
 1 private bath, large reception area.  
 Air drops and exhaust system, fire &  
 security. CAT5 wiring and T1 lines.***

**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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