

**Industrial Building For Sale or Lease**  
**39 Windsor Place, Central Islip, NY**  
**32,069 sq. ft.**



**Building Specs:**

<b>Lot Size:</b>	<b>5 Acres</b>
<b>Office Space:</b>	<b>5%</b>
<b>Ceiling Ht:</b>	<b>20'</b>
<b>Loading:</b>	<b>2 Loading Docks</b> <b>2 Drive-ins</b>
<b>Power:</b>	<b>400 Amps</b>
<b>Sprinklers:</b>	<b>Yes</b>
<b>A/C:</b>	<b>Offices</b>
<b>Heating:</b>	<b>Gas</b>
<b>Parking:</b>	<b>Ample</b>
<b>Annual Taxes:</b>	<b>\$89,432</b> <i>(\$2.79/sq. ft.)</i>
<b>Sale Price:</b>	<b>\$2,400,000</b> <i>(\$74.84/sq. ft.)</i>
<b>Lease Price:</b>	<b>\$7.25/sq. ft.</b> <i>(Includes base year taxes)</i>

**For more information please contact Schacker Realty:**

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.*

**Industrial Building For Sale or Lease**  
**39 Windsor Place, Central Islip, NY**  
*32,069 sq. ft.*



**For more information please contact Schacker Realty:**

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.*