



Schacker Real Estate Corp.

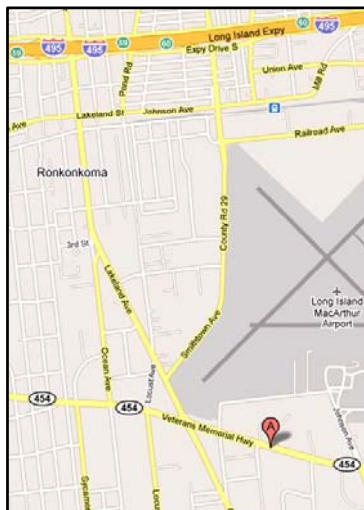
www.schackerrealty.com

# 65,220 sq. ft. Available For Sale 4000 Veterans Highway, Bohemia, NY



|                         |                                      |
|-------------------------|--------------------------------------|
| <b>Land Area:</b>       | 7.2 Acres                            |
| <b>Zoning:</b>          | Light-Ind                            |
| <b>Office Space:</b>    | 37,250 sq. ft.                       |
| <b>R&amp;D Space:</b>   | 8,270 sq. ft.                        |
| <b>Warehouse Space:</b> | 19,700 sq. ft.                       |
| <b>Ceiling Ht:</b>      | 16'                                  |
| <b>Loading:</b>         | 1 Dock<br>1 Drive-in                 |
| <b>Power:</b>           | 3,000 Amps                           |
| <b>Sprinklers:</b>      | Full                                 |
| <b>A/C:</b>             | Full                                 |
| <b>Heat:</b>            | Gas                                  |
| <b>Parking:</b>         | 274 Cars                             |
| <b>Annual Taxes:</b>    | \$4.31/sq. ft.                       |
| <b>Sale Price:</b>      | <b>\$5,804,580</b><br>(\$89/sq. ft.) |

- Main Road Location
- Prestigious Park Setting
- Large employee lunch/break room
- Back-up Generator



## 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.*



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[www.schackerrealty.com](http://www.schackerrealty.com)

# 4000 Veterans Highway, Bohemia, NY Floor Plan



Second Floor

First Floor