

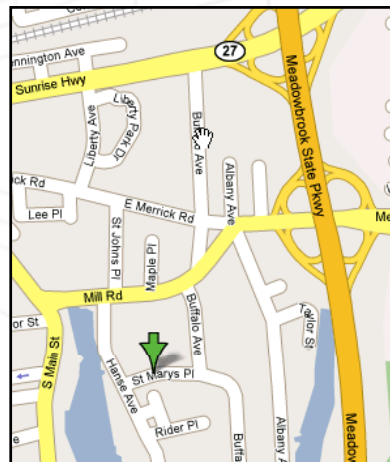


Schacker Real Estate Corp.

www.schackerrealty.com

40,000 sq. ft. Industrial Building For Sale or Lease

40 St. Mary's Place, Freeport



Lot Size:	1.8 Acres
Office Space:	2,000 sq. ft.
Ceiling Height:	26'
Loading:	3 Docks 1 Drive-in
Sprinklers:	Full
Sewers:	City
A/C:	Offices
Heat:	Gas
2011/12 Taxes:	\$130,827 <i>(\$3.27/sq. ft.)</i>
Sale Price:	\$3,600,000 <i>(\$90/sq. ft.)</i>
Lease Price:	\$9.50/sq. ft. <i>(includes base year taxes)</i>
Freeport power provides significant savings compared with LIPA	

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.*



40 St. Mary's Place, Freeport Building Site Plan on Main Lot and Tax Map

