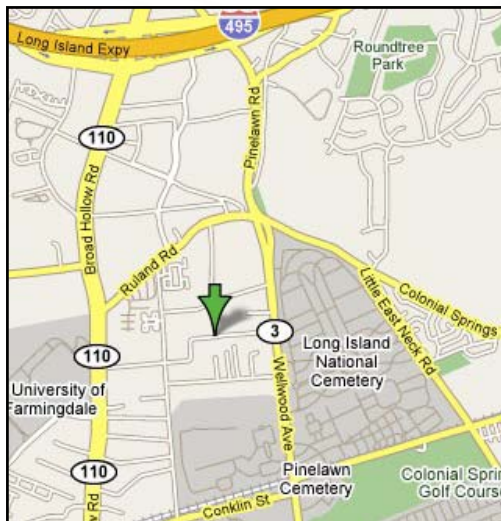




# 68,262 sq. ft. Industrial Building For Sale or Lease

## 425 Smith Street, Farmingdale, NY



**Lot Size:** 3.76 Acres  
**Office Space:** 8,000 sq. ft.  
**R&D Space:** 38,000 sq. ft.  
**Zoned:** Ind-I  
**Ceiling Height:** 14'6"  
**Power:** 2,000 Amps  
(277/480 volts)  
**Sewers:** Yes  
**Loading:** Require restoration but can be added  
**Sprinklers:** Yes  
**A/C:** Full  
**Heat:** Gas  
**Parking:** ±175 cars  
**Annual Taxes:** \$3.45/SF

**Sale Price:** \$7,000,000  
(\$102.52/sq. ft.)  
**Lease Price:** \$7.50/sq. ft.  
*(does not include base year taxes)*

**Rental income:** A division of American Express leases 22,000 sq. ft. of 2<sup>nd</sup> floor office space until ±1/1/2016 (awaiting confirmation) paying \$10.30 per sq. ft. triple net

**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.*



Schacker Real Estate Corp.

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# 425 Smith Street, Farmingdale, NY Photos

