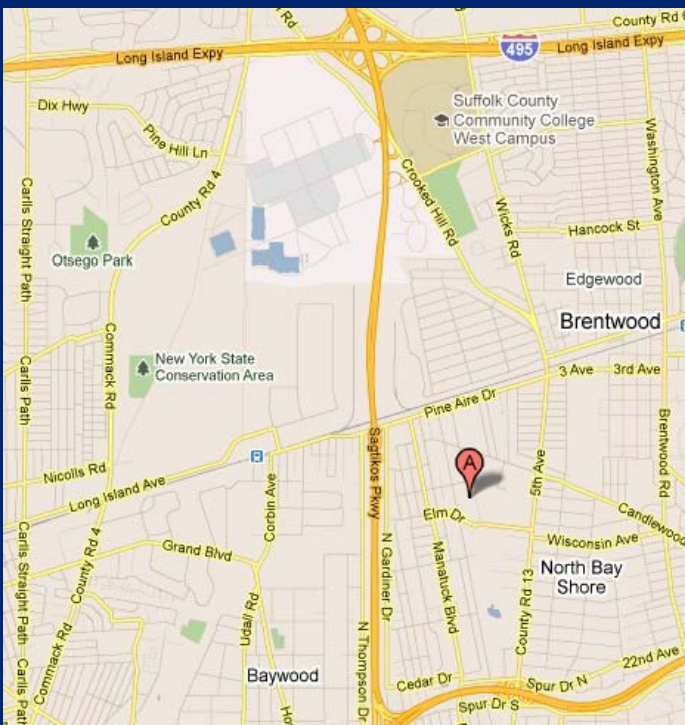


**Industrial Building Available For Sale**  
**50 Inez Drive, Bay Shore, NY**

*35,780 sq. ft. on oversized lot*



**Building Specs:**

- Lot Size:** 4.57 Acres
- Offices:** 6,816 sq. ft.
- Ceiling Ht:** 18'-22'.8" Pitched roof
- Column Span:** 24' x 40'
- Loading:** 2 Loading Docks  
2 Drive-ins
- Power:** 1,200 Amps @ 480 v.
- Heat:** Gas Radiant
- Annual Taxes:** \$62,273 (\$1.74/sq. ft.)
- Sale Price:** \$2,275,000 (\$63.58/sq. ft.)

**Butler style prefab building**

**Oversize plot allows for expansion  
or conversion to R&D**

**Three 2-ton cranes**

**For more information please contact:**

Schacker Real Estate Corp. 631-293-3700

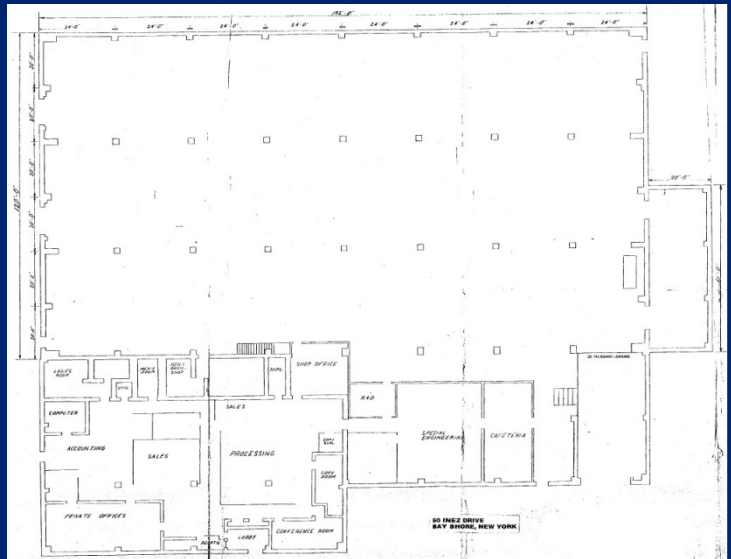
info@schackerrealty.com

*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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