

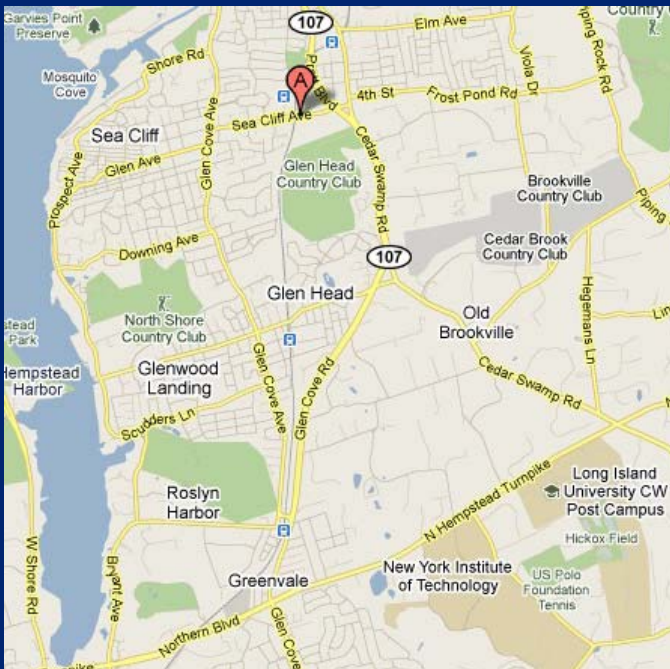


SCHACKER REALTY
www.schackerrealty.com | 631.293.3700

Industrial Building Available For Sale or Lease

55 Sea Cliff Avenue, Glen Cove, NY

18,633 sq. ft.



Plot Size:	1 Acre
Offices:	5,800 sqft
Ceiling Ht:	25'
Loading:	2 Drive-ins
Sewers:	Yes
Power:	800 Amps
A/C:	Offices
Heat:	Gas
Parking:	41 Cars
Annual Taxes:	\$87,517 <i>(\$4.07/sq. ft.)</i>
Sale price:	\$1,950,000 <i>(\$104.65/sq. ft.)</i>
Lease price:	\$12.00/sqft <i>(includes base year taxes)</i>

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.

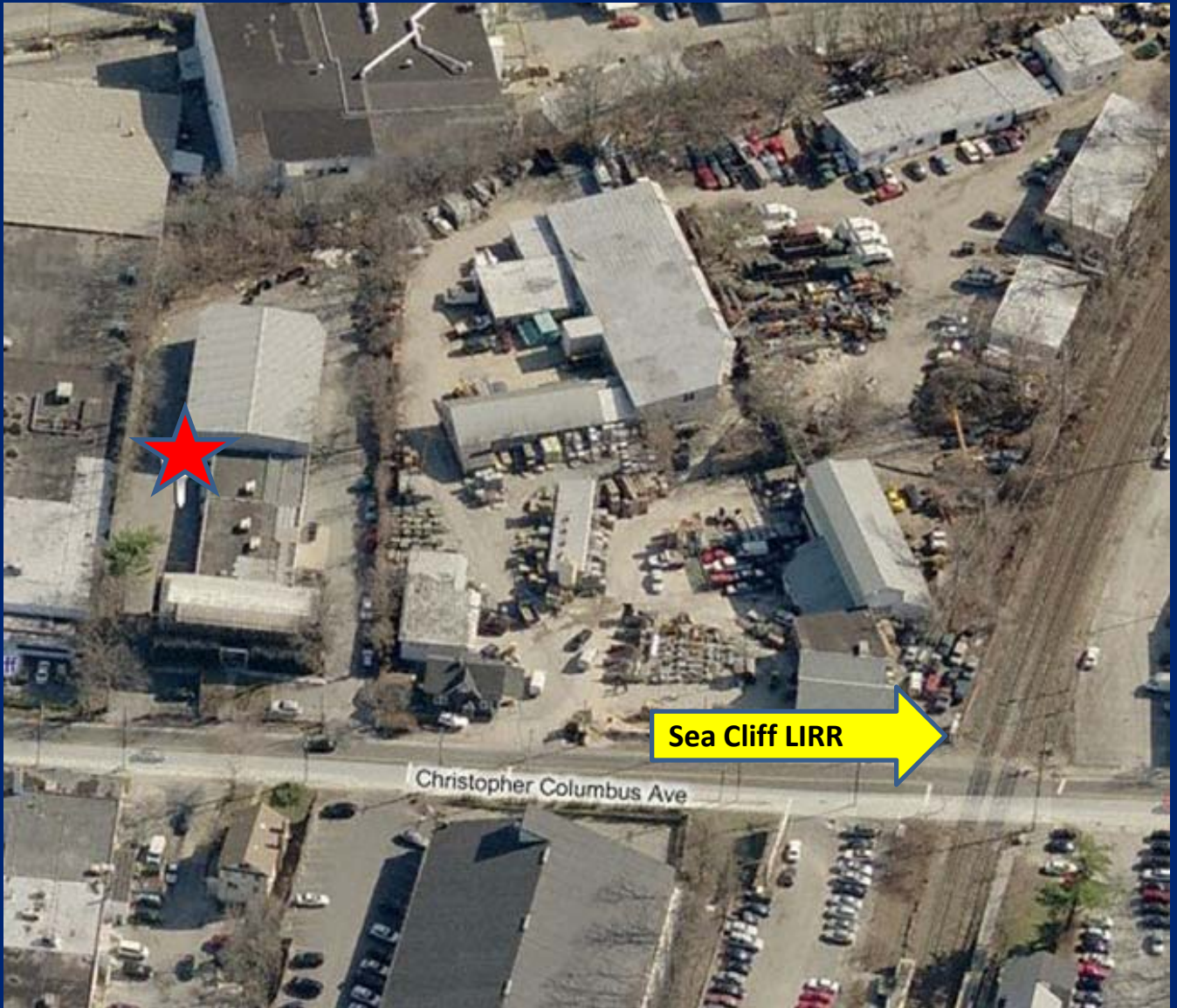


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