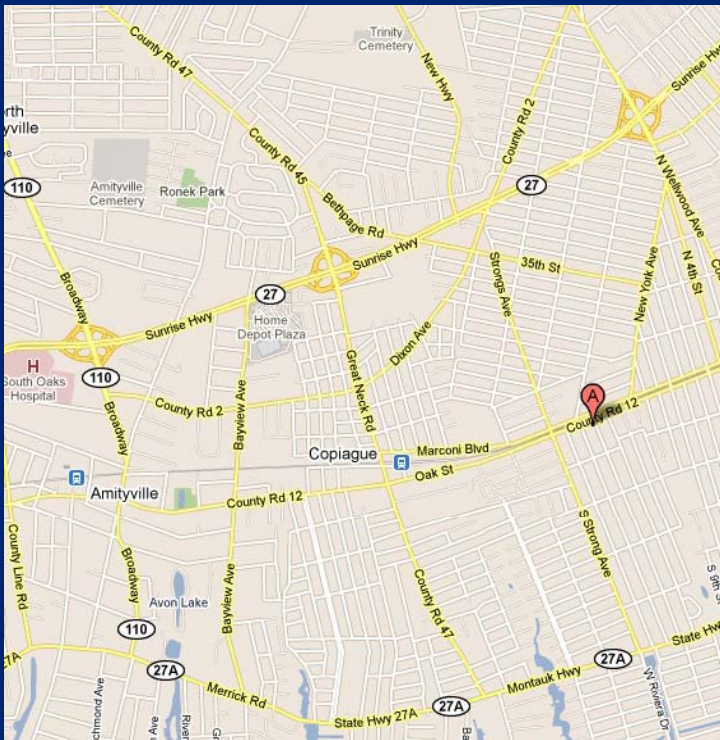


**Industrial Building Available For Sale**  
**585 Hoffman Avenue, Lindenhurst, NY**

*22,500 sq. ft.*



**Property Specs:**

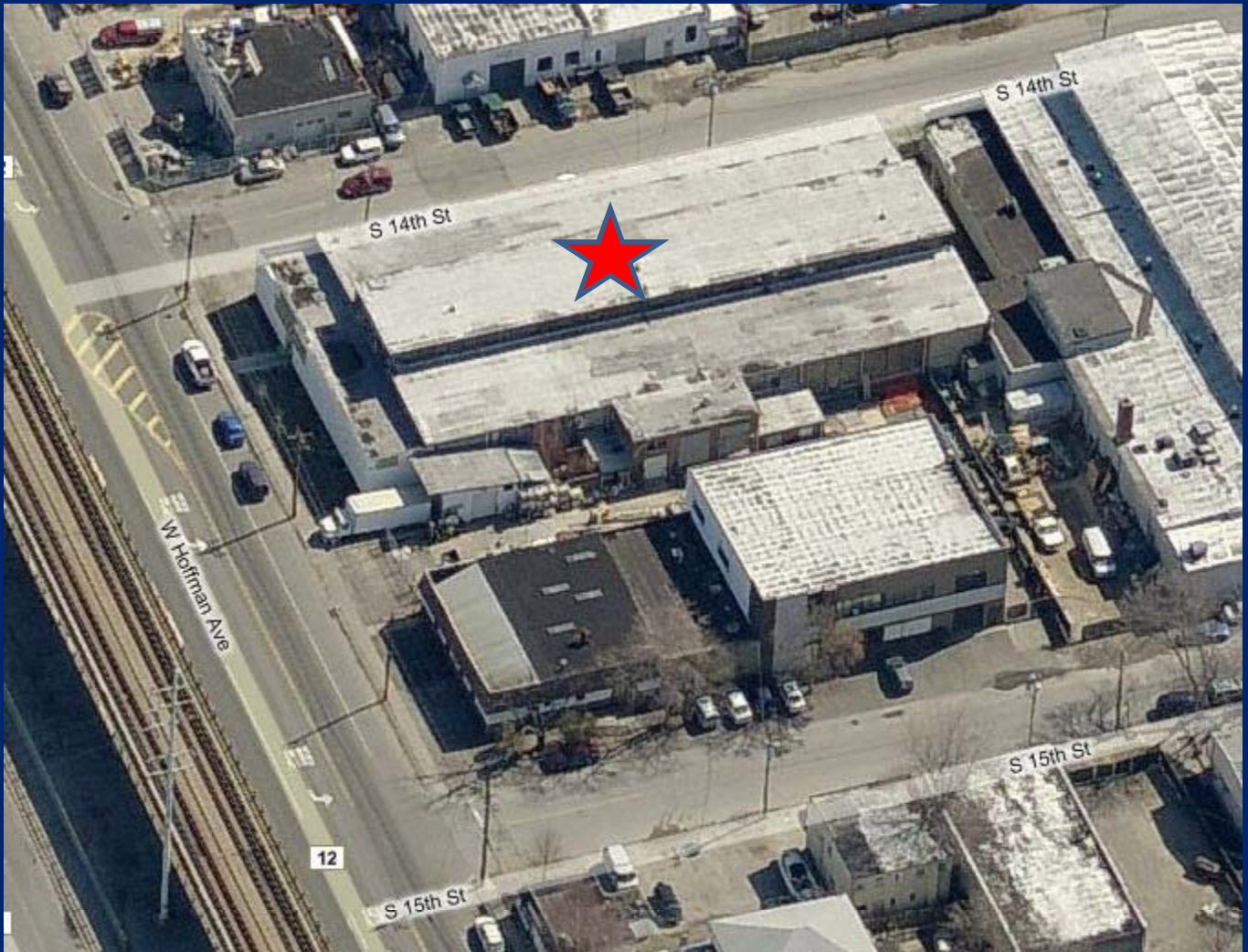
<b>Plot Size:</b>	<b>0.76 Acres</b>
<b>Office Space:</b>	<b>10% (new)</b>
<b>Ceiling Ht:</b>	<b>18'-25'</b>
<b>Loading:</b>	<b>1 Loading Dock 3 Drive-ins</b>
<b>Power:</b>	<b>±2,000 Amps</b>
<b>Sprinklers:</b>	<b>Full</b>
<b>A/C:</b>	<b>Offices</b>
<b>Heating:</b>	<b>Gas</b>
<b>Parking:</b>	<b>Ample</b>
<b>Annual Taxes:</b>	<b>\$33,442</b>
<b>Sale Prices:</b>	<b>\$2,100,000 (<i>\$93/sq. ft.</i>)</b>

- New Façade (in progress)
- Ceiling Fans
- Newly Paved Parking Area
- Building to be delivered vacant

**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.*



**For more information please contact:**

Schacker Real Estate Corp. 631-293-3700

[info@schackerrealty.com](mailto: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.*