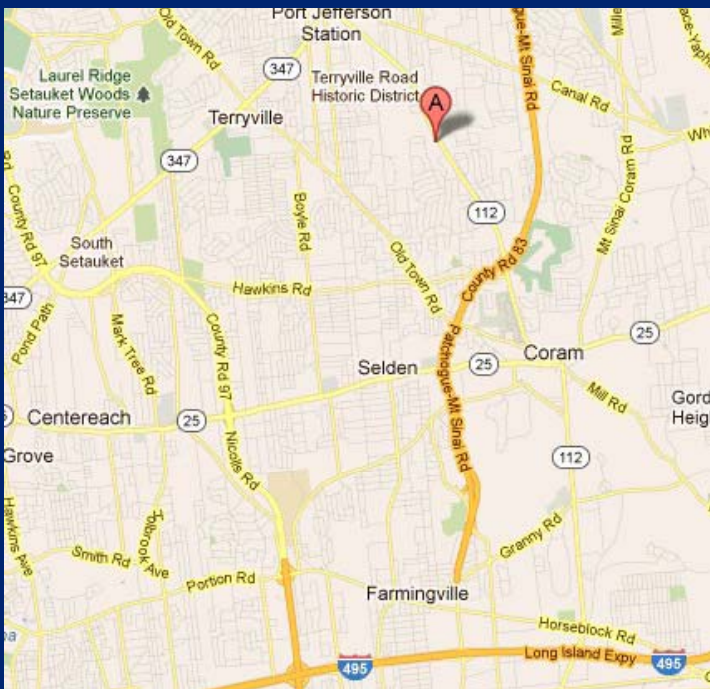


Industrial Building Available For Sale or Lease
59 Industrial Road, Port Jefferson Station, NY

32,000 sq. ft.



Building Specs:

- Lot Size:** 2.43 Acres
- Offices:** 5,000 sq. ft.
- Ceiling Ht:** 12'
- Loading:** 2 Loading Docks
1 Drive-in Door
- Power:** 400 Amps
- Heat:** Gas
- Annual Taxes:** \$74,914 (2010)
(\$2.34/sq. ft.)
- Sale Price:** \$2,560,000
(\$80.00/sq. ft.)
- Lease Price:** \$7.00/sq. ft.
(includes base year taxes)

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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