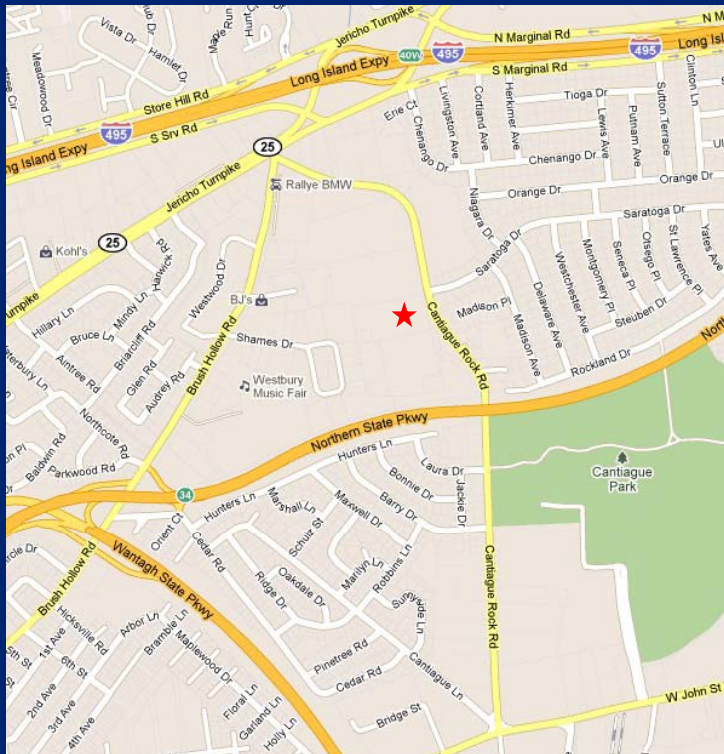


Industrial Building Available For Sale or Lease

609-2 Cantiague Rock Road, Westbury, NY

104,000 sq. ft.



Building Specs:

- Lot Size:** 5.19 Acres
- Offices:** 2nd fl. – 12,200 sq. ft.
- Warehouse:** 91,800 sq. ft.
- Ceiling Ht:** 15' @ 44,100 sq. ft.
24' @ 50,000 sq. ft.
- Columns:** 40' x 30'
- Loading:** 3 Loading Docks
1 Drive-in
- Power:** 12,000 Amps
- Sprinklers:** Full
- Heat:** Gas & Oil
- Parking:** 225 cars
- Annual Taxes:** \$468,000 (\$4.50/sq. ft.)

- Sale Price:** \$7,500,000
(\$72.12/sq. ft.)
- Lease Price:** \$10.00/sq. ft.
(includes base year taxes)

For more information please contact:

Schacker Real Estate Corp. 631-293-3700

info@schackerrealty.com

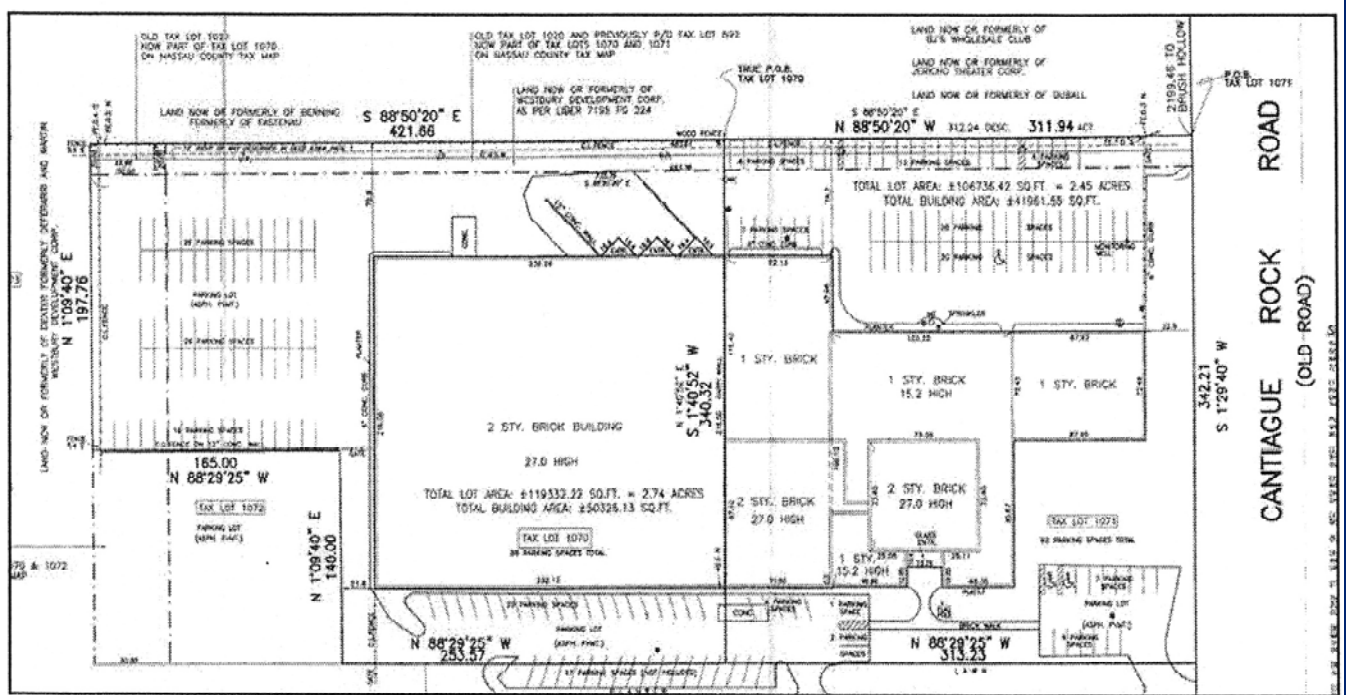
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