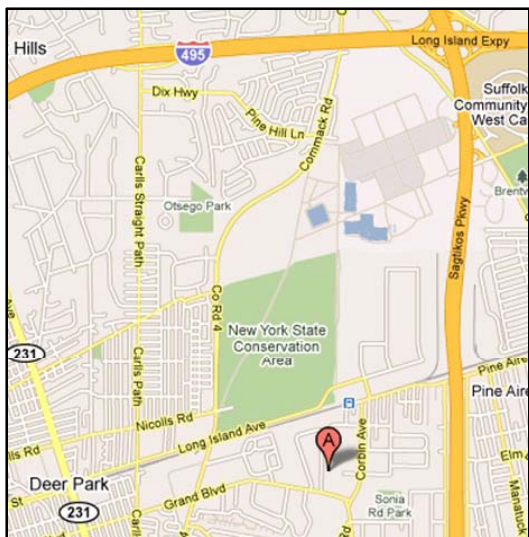




30,000 sf Building for Sale/Lease (16,791 sf Available For Owner) 61 E. Industry Court, Deer Park, NY



Plot Size: 1.54 Acres
Office Space: 3,000 sq. ft.
Ceiling Height: 15'
Loading: 2 Loading Docks
1 Drive-in Door
Power: 800 Amps
Sprinklers: Yes
Heat: Gas
Annual Taxes: \$67,657

Sale Price: \$2,370,000
(\$79/sq. ft.)

Lease Price: \$6.50/sq. ft.
(includes base year taxes)

- Roof replaced 2005
- Tenant rents 8380 sq. ft. through 12/31/2012 and would like to extend and expand to ±12,000 sf

Contact: Schacker Realty 631-293-3700

*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.*

Schacker Real Estate Corp.

www.schackerrealty.com