



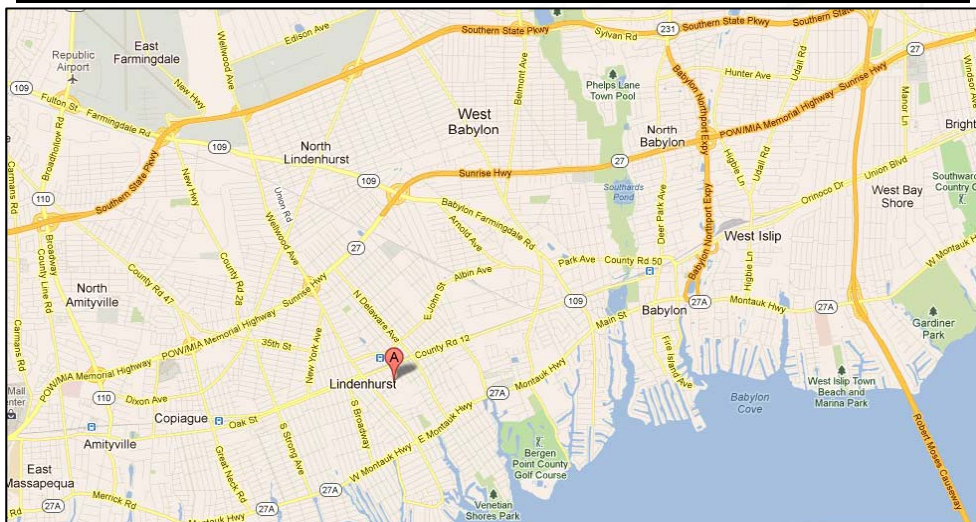
# 60,000 sq. ft. Available For Sale or Lease (25,000 or 35,000 divisions available) 80 East Gates Avenue, Lindenhurst, NY



**Lot Size:** 2.2 Acres  
**Office Space:** 6,000 sq. ft.  
**Ceiling Ht:** 14'6" @ 35,000sf  
16' @ 25,000sf  
**Loading:** 4 Docks  
2 Drive-ins  
**Power:** 4,500 Amps  
**Sewers:** Yes  
**Sprinklers:** Full  
**Parking:** 58+street  
**Taxes:** \$89,500/annual

**Sale Price:** \$2,970,000  
(\$49.50/sq. ft.)

**Lease Prices:**  
60,000sf \$4.50/sq. ft. incl. taxes  
35,000sf \$4.50/sq. ft. incl. taxes  
25,000sf \$4.50/sq. ft. incl. taxes



**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.*

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www.schackerrealty.com



# 80 East Gates Avenue, Lindenhurst, NY Site Plan and Aerial View

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