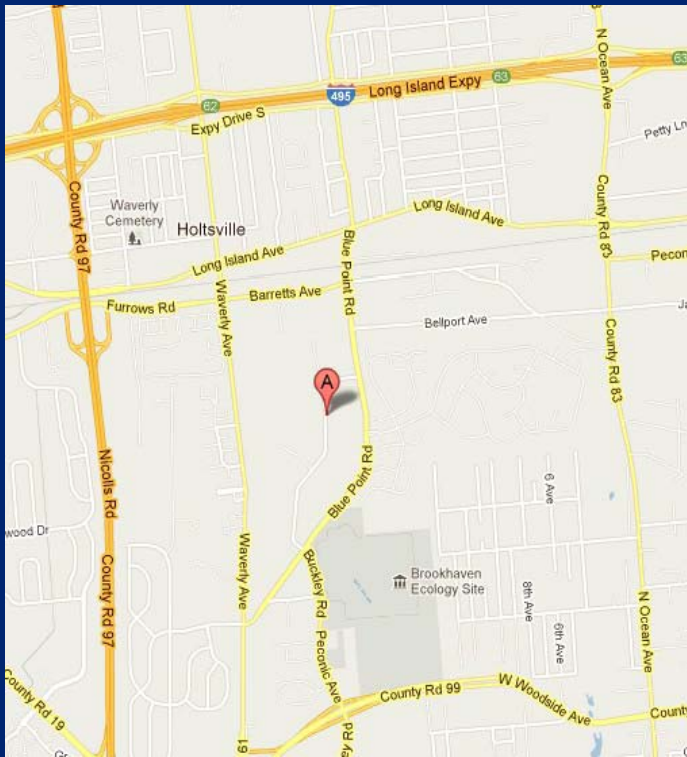


R&D Building Available For Sale
85 Corporate Court, Holtsville, NY

15,000 sq. ft.



Plot Size:	2.5 Acres
Office Space:	8,650 sq. ft.
Warehouse/R&D:	6,350 sq. ft.
Ceiling Height:	16' & 10'
Loading:	1 Loading Docks 2 Drive-in Doors
Power:	800 Amps
A/C:	Full
Parking	58+ cars
Annual Taxes:	\$31,239 (\$2.08/sq. ft.)
Sale Price:	\$1,600,000 <i>(\$106.67/sq. ft.)</i>

- **8,650 sq. ft. upscale finished area**
- **Sealed Floor throughout plant**
- **Secured inventory area**
- **Sodium-vapor lighting**
- **10 skylights**
- **Expansion possible**

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.

R&D Building Available For Sale
85 Corporate Court, Holtsville, NY

14,884 sq. ft.



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