



SCHACKER REALTY

**Industrial Property For Sale, Available: 27,000 sq. ft.**  
**3800 Veterans Memorial Hwy, Bohemia**



**Specifications:**

**Building Size:** 27,000 sq. ft.  
**Lot Size:** 1.58 Acres  
**Office Space:** 5,000 sq. ft.  
**Ceiling Height:** 18.6' @ 16 sq. ft.  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Power:** 400 amps  
**A/C:** 12123  
**Parking:** 68+8 Unpaved

**Pricing and Timing:**

**Occupancy:** 30-60 Days  
**Sale Price:** \$7,900,000  
(\$292.59/sq. ft.)

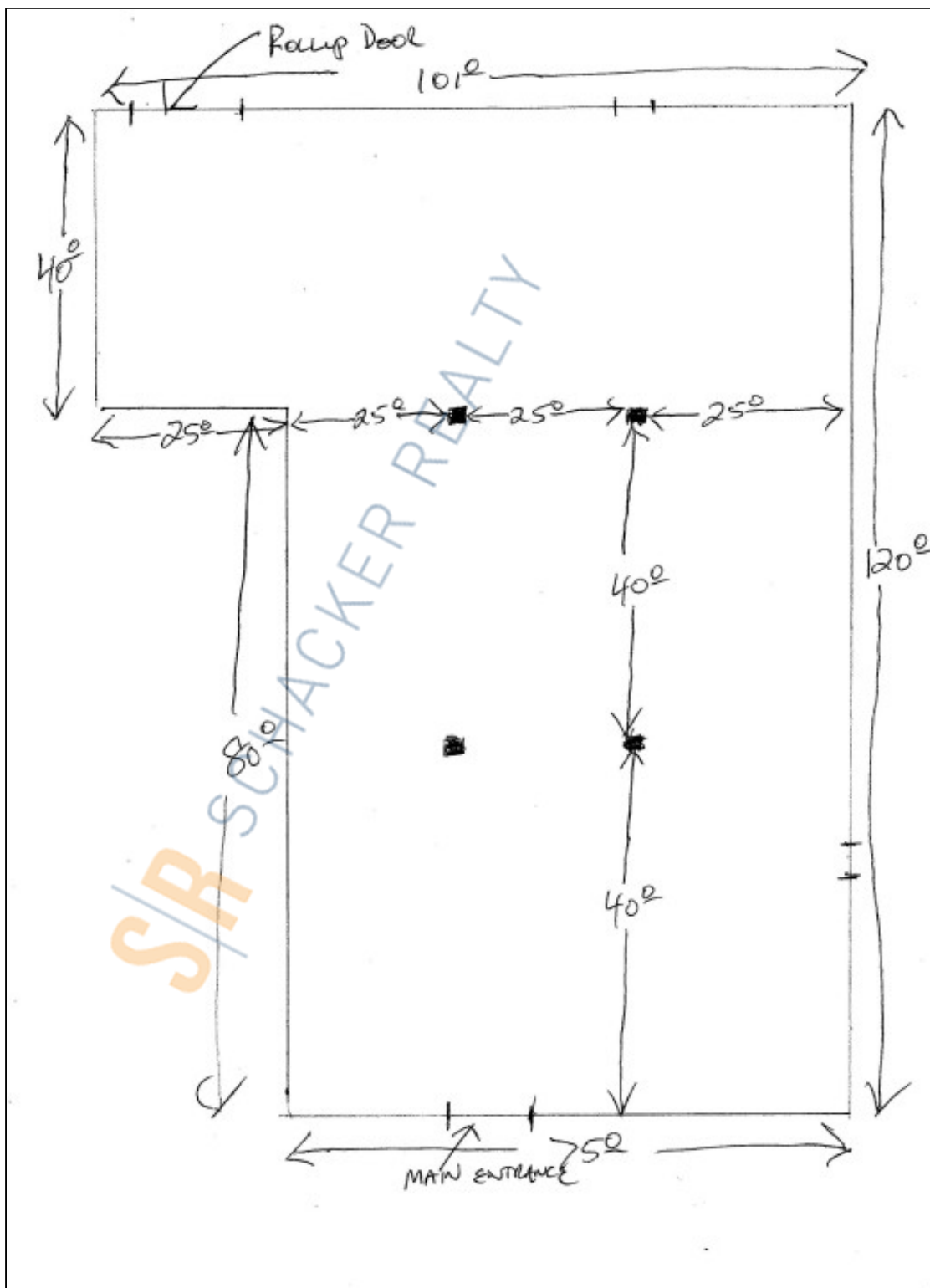
\* IDA Tax Benefits Possible \*

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.

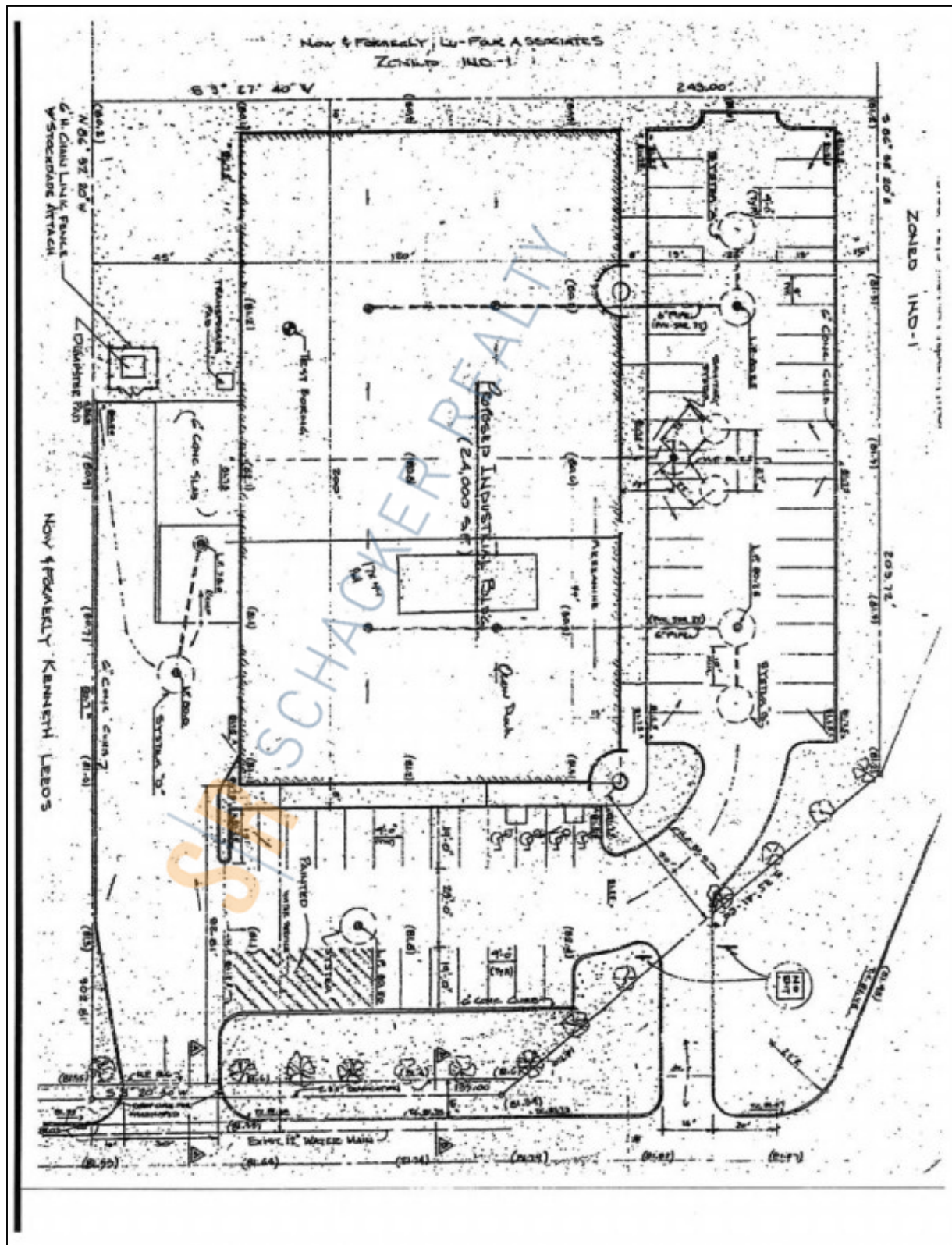


**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



**For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)**

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.