



SCHACKER REALTY

**Industrial Property For Sale, Available: 26,633 sq. ft.**  
**Minimum Division 16,633 sq. ft.**  
**58 Sawgrass Dr, Bellport**



**Specifications:**

**Building Size:** 26,633 sq. ft.  
**Lot Size:** 2.43 Acres  
**Office Space:** 11,000 sq. ft.  
**Ceiling Height 1:** 20.0'  
**Ceiling Height 2:** 16.0'  
**Loading:** 3 Drive-in(s)  
**Power:** 1,200 amps  
**Parking:** 75  
**Sewers:** Yes

**Pricing and Timing:**

**Sale Price:** \$5,000,000  
(\$187.74/sq. ft.)  
**Taxes:** \$52,733.34 (\$1.98/sq. ft.)

\* IDA Tax Benefits Possible \*

**Very well maintained single story masonry & steel building on picturesque grounds with column spacing of 30' on center • Expansion of building is possible due to large parcel size • Beautifully appointed office space with kitchenette, men's & women's bathrooms • Seller can lease back 10k sf or vacate**

**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.

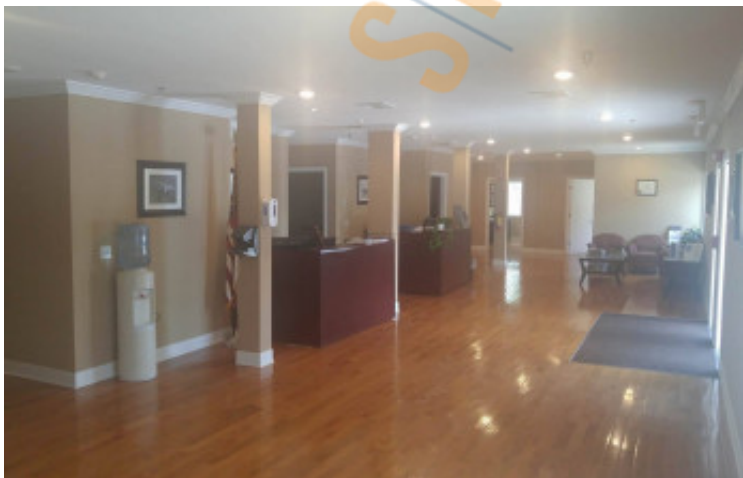
Measurements may be estimates and information shown should not be relied upon without independent verification.

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



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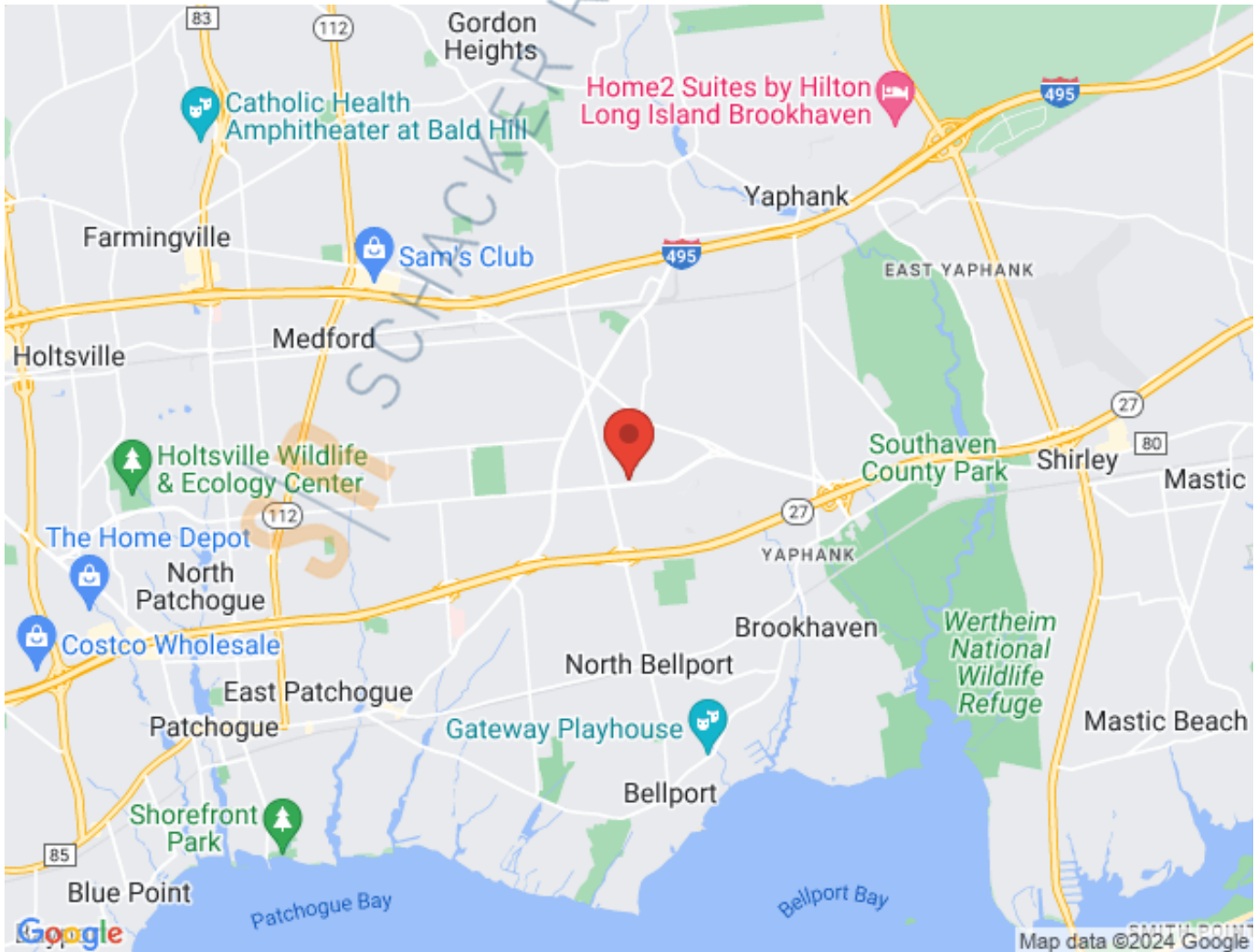
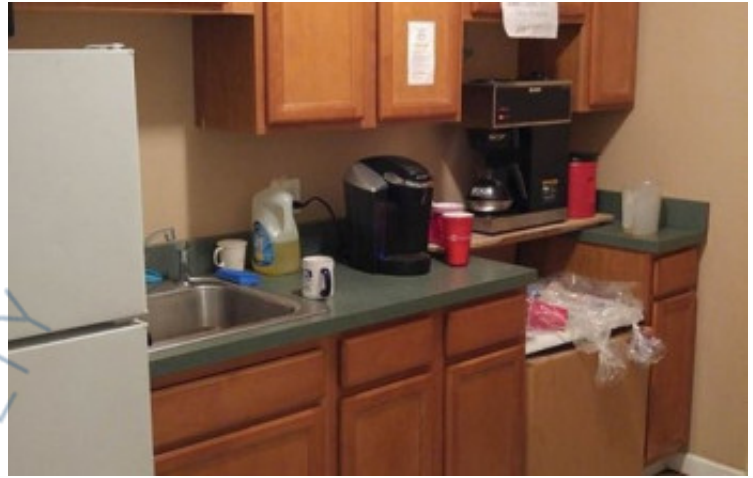
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