

**Prime 3.70 Acre Industrial Development Site Available for Sale  
271 Merritt Ave., Wyandanch, NY 11798**



- ❖ Can build up to 56,410/SF industrial space
- ❖ Site presently has a ±10,000/SF shell building
- ❖ Rail siding on site
- ❖ Walking distance to LIRR Wyandanch train station
- ❖ Enhanced tax abatement available to qualified users thru the Town of Babylon IDA

**50-50 CO-BROKER SPLIT**

**EXCLUSIVE BROKER**

**Ralph Perna, Licensed Associate R.E. Broker 631-293-3700 x46 Cell:516-524-8060**  
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