

610 Rutgers Rd, West Babylon**6,400 SF Industrial Property for Sale****Ideal property for a distributor or investor**

- ❖ Rare small building with a loading dock that can accommodate 53 foot tractor trailers with parking for an additional trailer and box truck
- ❖ +/-1,700 SF walk-in refrigeration space with 13.5' ceiling height and compressors & blowers available separately
- ❖ Available for your use on 7/15/2023 or with a new, market rate lease with a well-established tenant

Jeff Horn, Licensed Real Estate Broker, V.P. & Partner

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www.schackerrealty.com

610 Rutgers Rd, West Babylon

Property Specifications

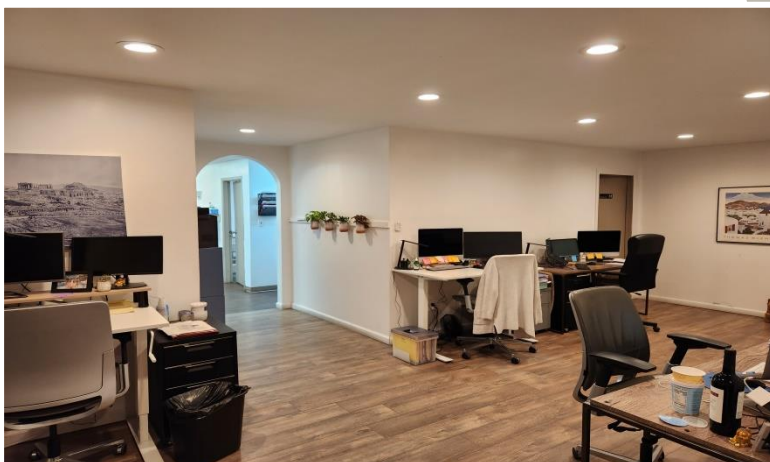
- Building size: 6,400 sq. ft.
- Office space: 900 sq. ft.
- Lot size: 0.29 acres
- 14'9" clear ceiling height
- 25' x 38' column span
- 1 loading dock, 2 drive-ins
- Electric heat and air conditioning in offices
- 200 amps of power
- Sewer in the street
- Parking: 8 cars, 2 trucks

Office

- Private office or conference room
- Reception area & bullpen for up to eight people
- Kitchen

Pricing and Availability

- Sale price: \$1,375,000 (\$214.84 psf)
- Real estate taxes; \$16,425.81 (\$2.57 psf)
- Available for your use on 7/15/2023 or with a new, market rate lease with a well-established tenant



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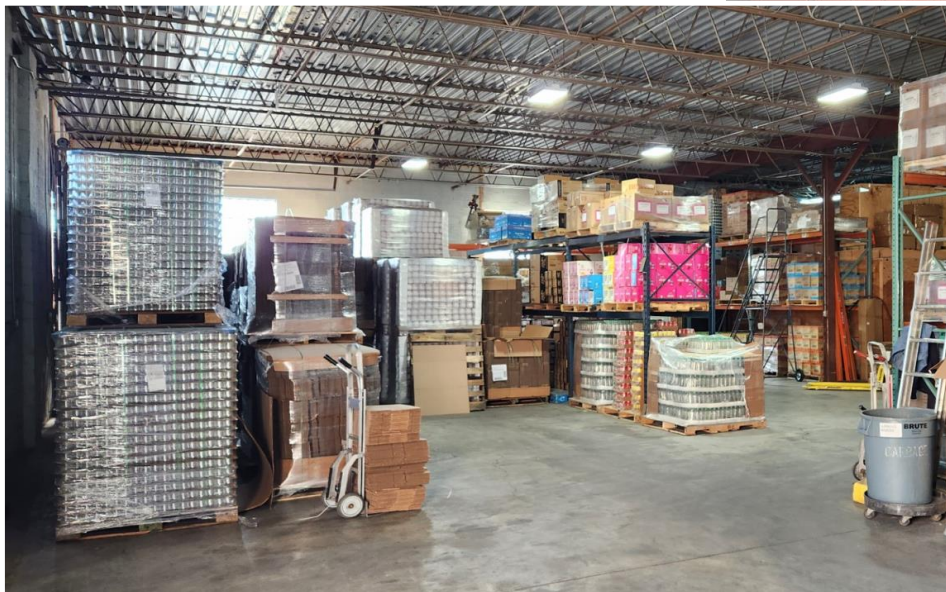
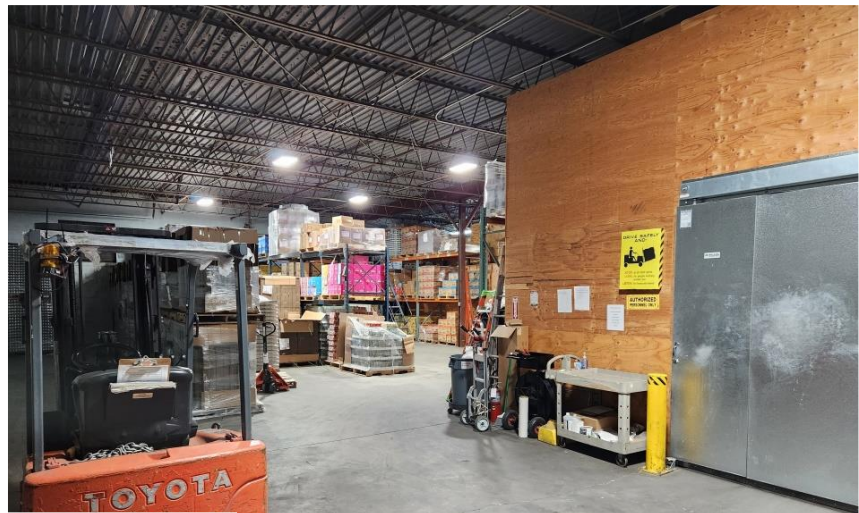
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Warehouse

- +/-1,700 sq. ft. refrigerator with 13'5" height will be removed or may be purchased separately
- Only two columns in building



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Truck parking and loading:

- 1 loading dock which accommodates 53' trailers
- 2 drive-ins including a 12' high door
- Additional parking for a trailer and a box truck with room to spare for pallets, etc.
- Parking lot in excellent condition



Location:

- Western Suffolk location
- One minute to Sunrise Hwy
- Large local labor pool

For more information:

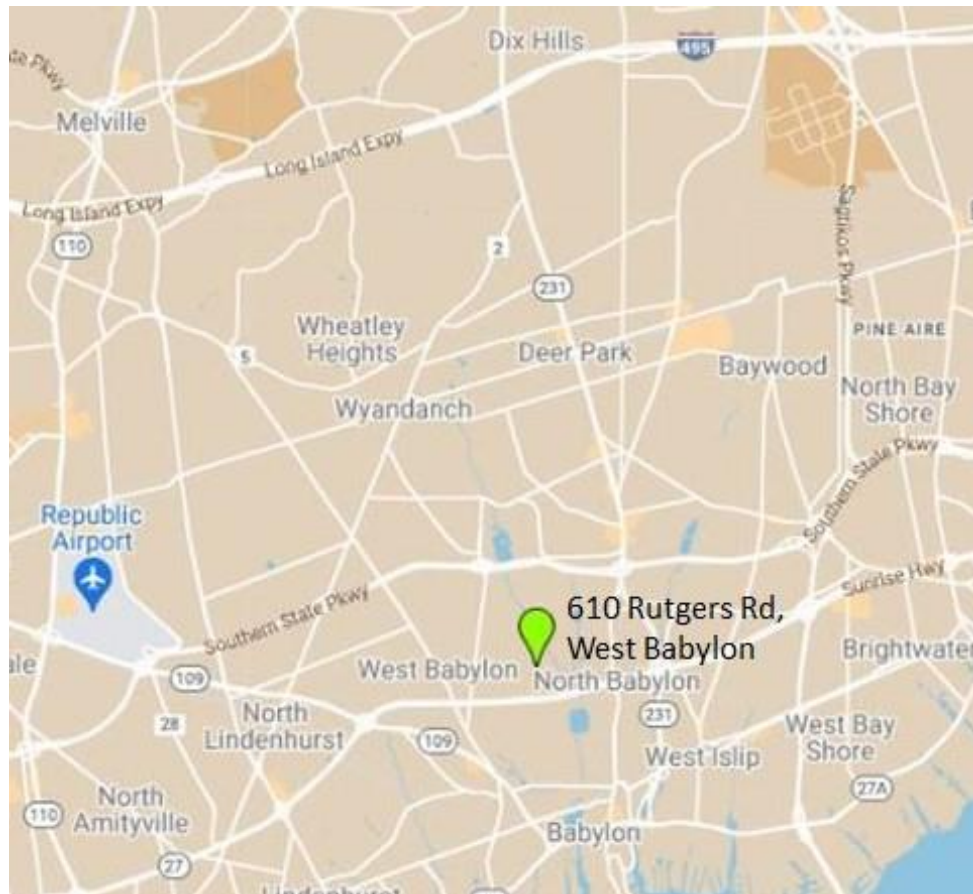
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