



SCHACKER REALTY

Exclusive Listing

## Investment-Industrial Property For Sale

Minimum Division 10,000 sq. ft.

**50 Oval Dr, Islandia**



### Specifications:

**Building Size:** 40,000 sq. ft.  
**Lot Size:** 2.40 Acres  
**Office Space:** 7,000 sq. ft.  
**Ceiling Height:** 16.0'  
**Loading:** 4 Dock(s), 4 Drive-in(s)  
**A/C:** Full A/C

### Pricing and Timing:

**Sale Price:** \$7,500,000  
(\$187.50/sq. ft.)  
**Taxes:** \$130,000.00  
(\$3.25/sq. ft.)

Divides as 4 units, each 10,000 sq. ft., and each with separate meters • Leaseback price \$12.50/sq. ft. Net

**For more information please contact:**

**Ralph Perna, Associate RE Broker**

516-524-8060 (cell)

631-293-3700 x46

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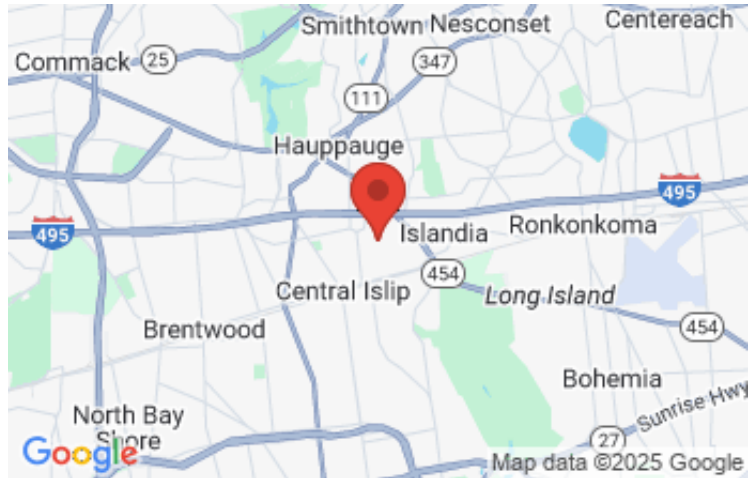
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Measurements may be estimates and information shown should not be relied upon without independent verification.



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