



SCHACKER REALTY

Exclusive Listing

**Industrial/Manufacturing Property For Sale, Available: 32,578 sq. ft.  
Minimum Division 7,340 sq. ft.  
590 Oak St, Copiague**



**Specifications:**

**Building Size:** 32,578 sq. ft.  
**Lot Size:** 1.50 Acres  
**Office Space:** 3,749 sq. ft.  
**R&D Space:** 4,000 sq. ft.  
**Ceiling Height:** 13.0'  
**Loading:** 4 Drive-in(s)  
**Power:** Heavy amps  
**A/C:** Partial A/C  
**Parking:** 40 + Street

**Pricing and Timing:**

**Occupancy:** Arranged  
**Sale Price:** Call for Price  
**Taxes:** \$81,182.64 (\$2.49/sq. ft.)

\* IDA Tax Benefits Possible \*

**Suite Sale • Very heavy power manufacturing building • Beautifully finished windowed offices with 3 private offices, conference room, and bullpen • Large fenced-in yard • Building can be divided into 3 units: 15,120 sf / 7,340 sf / 10,118 sf • Walking distance to Copiague LIRR**

**Ralph Perna, Associate RE Broker**  
516-524-8060 (cell)  
631-293-3700 x46  
rp@schackerrealty.com

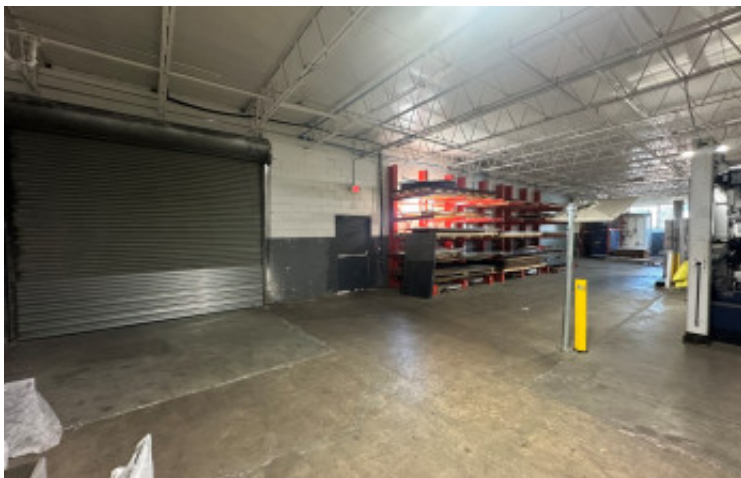
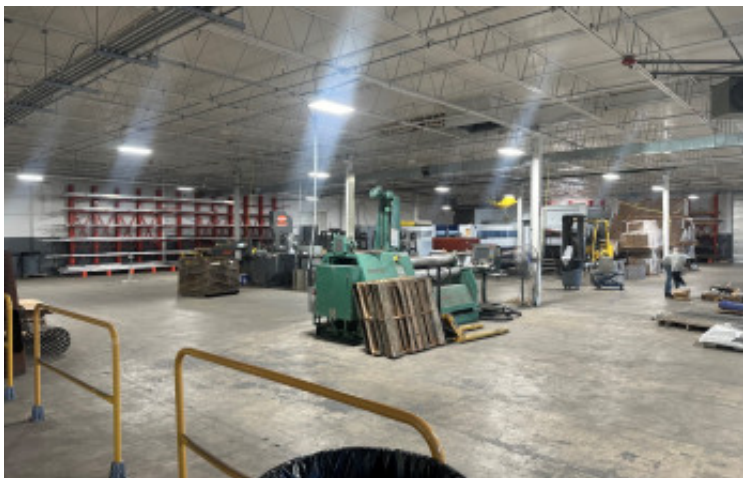
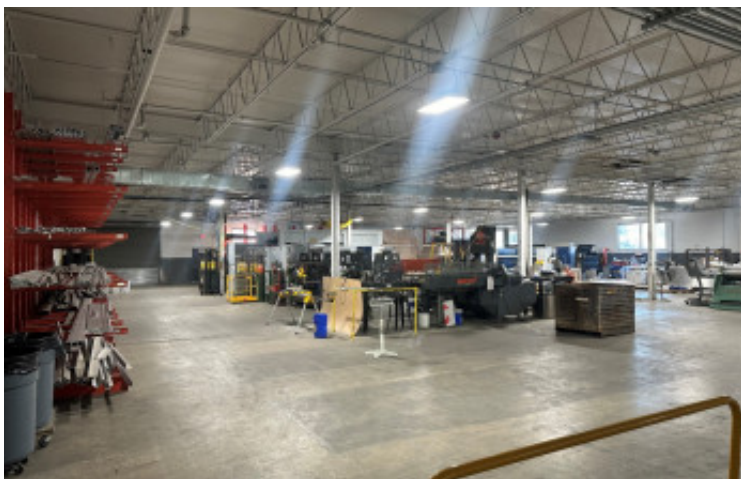
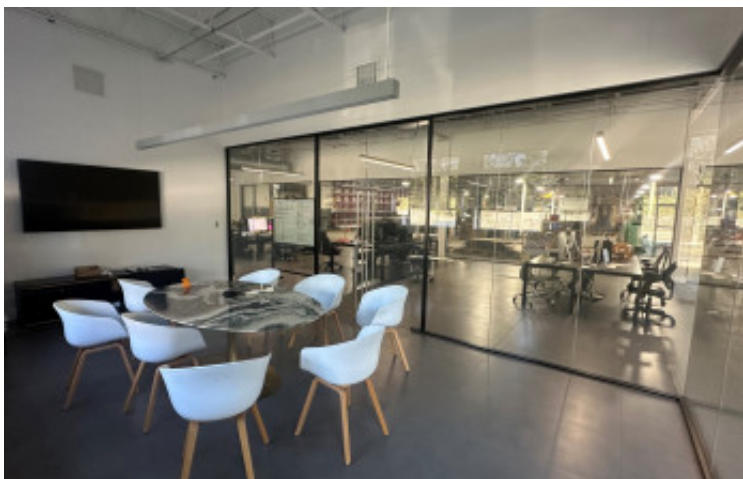
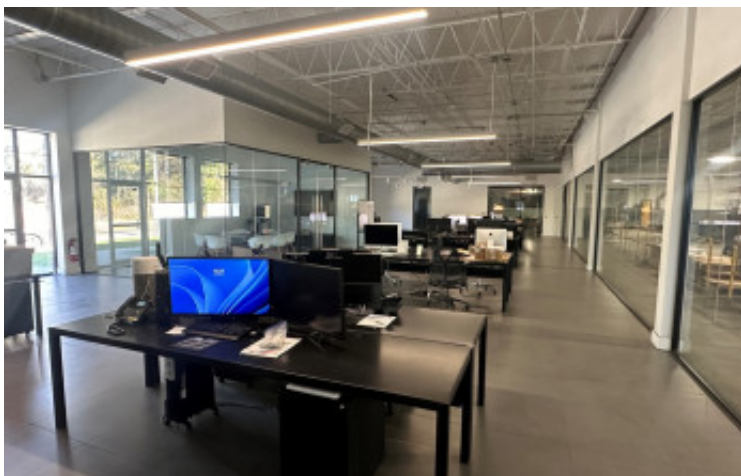
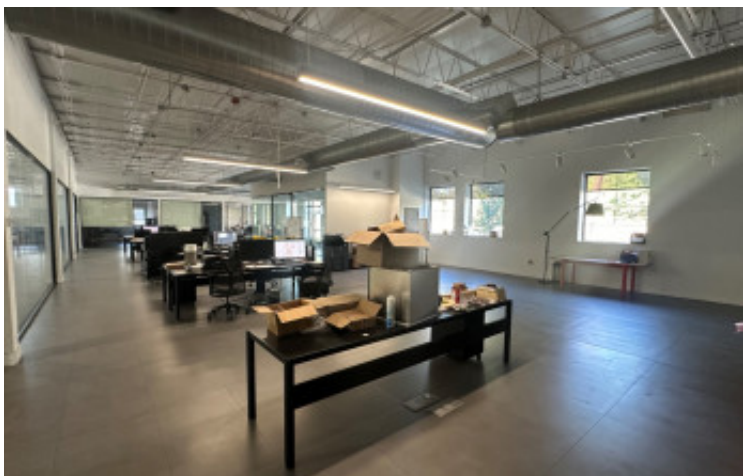
**Luca Perinuzzi, RE Salesperson**  
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All information is subject to errors, omissions, modification, and withdrawal.  
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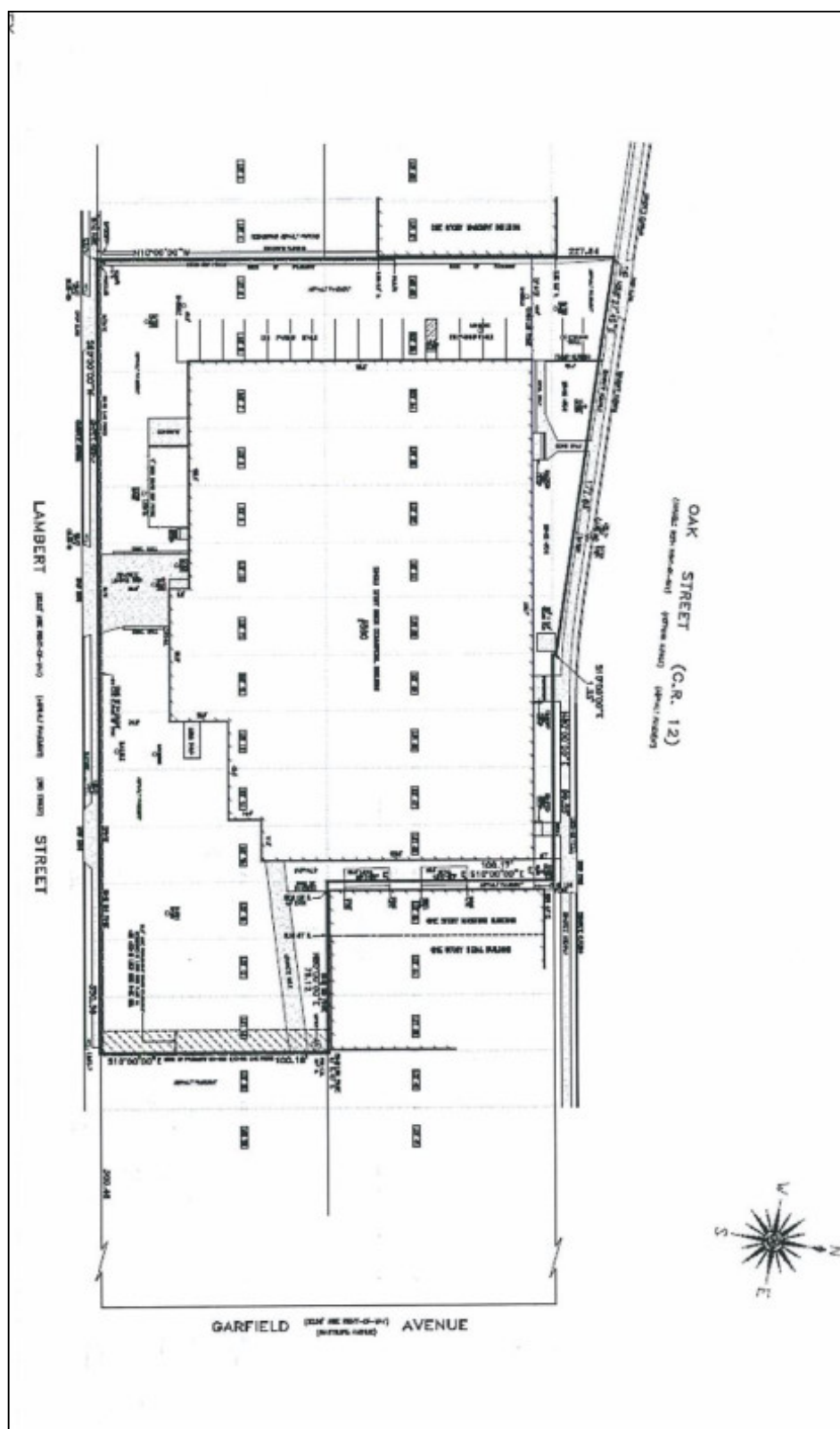


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