

For Sale ~ Investment ~ Cross-Dock

174 Cabot Street

W Babylon, NY 11704

METRO
REALTY SERVICES LLC

Exclusive Representation / Confidential



Building Size: 16,000 square feet +/-
Lot Size: 2.62 acres +/-
Offices: 2,500 square feet +/-
Ceiling Height: 10' 6" dock & 14'6" shop
Sprinklers: Yes (dry system)
Docks: 40
Heat: Gas

Original 10 year NNN lease expires April 2026.
Tenant has (2) five year options to renew.

NOI: \$292,000.00
Taxes: \$55,232.20.13 +/-
Sale Price: \$4,869,000.00 (6% CAP)

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Tel: (631) 391-6359
E-mail: jeremy@metrorealtyservices.com

Mark Timpone
Licensed Real Estate Broker
Managing Partner
Tel: (631) 391-6361
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.
All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735
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- Edge of dock levelers
- Exterior ramp from ground to dock (door 40)
- Separate dispatch office
- General office area w/ restroom
- Drivers Break room w/ restroom
- Fenced property (6' chain link)
- Drive through shop
- 50' wide dock
- Property dimensions are approximately 300' x 380'
- Separate employee parking lot
- 2 gates / 6' chain link fence

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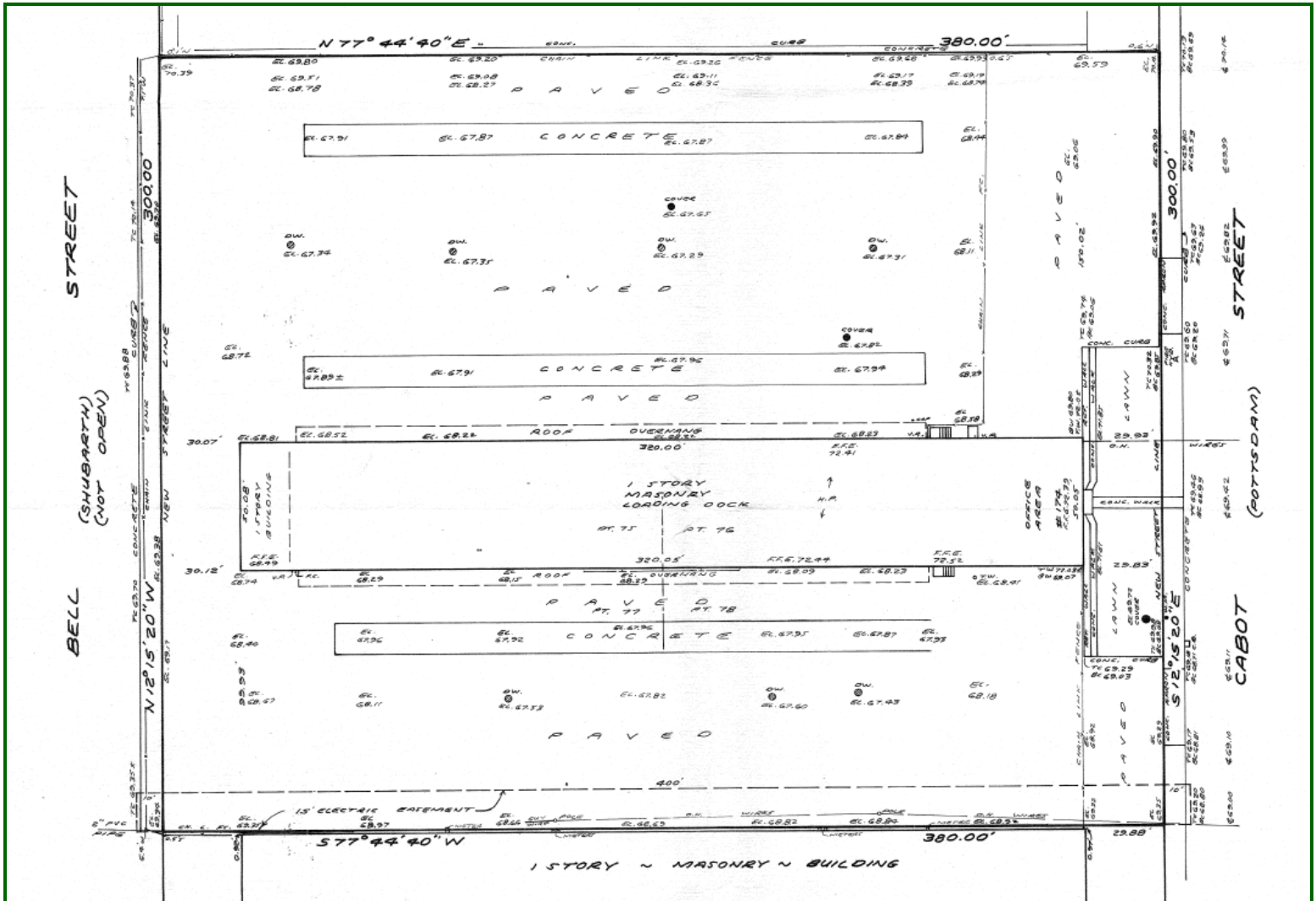
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