



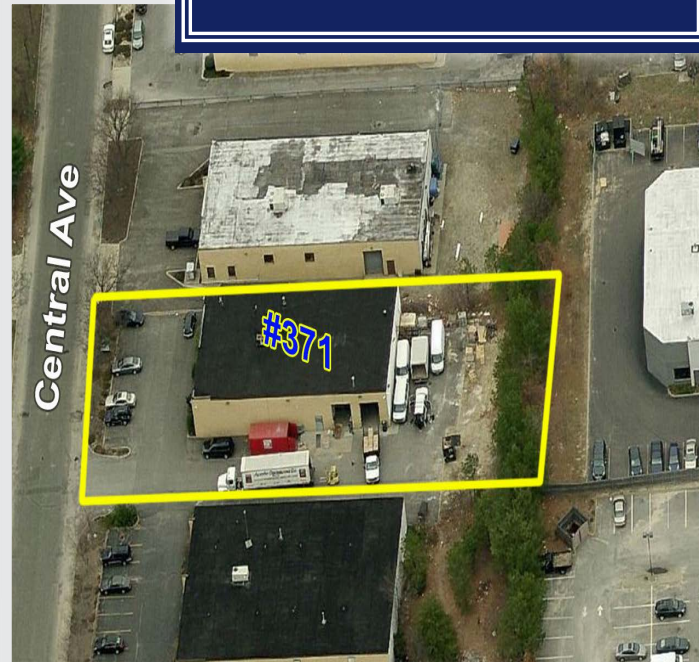
Alliance Real Estate Corp.

As **exclusive agent**, we are pleased to announce the availability of the following property:

INDUSTRIAL BUILDING FOR SALE / LEASE

Asking: \$899,000 **reduced!** OR \$10.95 PSF /Gross

**371 Central Avenue
Bohemia, NY 11716**



BUILDING DETAILS / HIGHLIGHTS:

Building Size:	+/- 6,000 SF
Office Space:	+/- 1,800 SF
Plot Size:	+/- .55 Acres
RE Taxes:	+/- \$13,950.13 /Annum
Ceiling Ht:	+/- 16'
Loading:	2 Drive Ins
Heat:	Gas
Power:	400 Amps

- Just off Veterans Memorial Hwy
- Easy Access to All
- Great Parking
- Excellent Corporate Headquarters. Perfect for Contractors, Manufacturing and Distribution
- Office Floor Plan (see attached)



For further information or to arrange an inspection, please contact exclusive brokers:

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