

For Sale ~ Industrial Building
28 Sawgrass Avenue
Bellport, NY



Building Size: +/- 11,700 sf
Lot Size: 1 acre
Offices: 15%
Ceiling Height: 19'
Loading: 2 Drive-ins (16' 5" x 14')
Heat: Gas
Power: 800 amps
Sewers: Yes

Comments:

- ◆ Divisions Possible
- ◆ Skylights throughout
- ◆ 30 Parking spots
- ◆ No columns in warehouse
- ◆ Great Power Distribution
- ◆ Build +/- 2008
- ◆ Alarmed with security cameras
- ◆ 1,500 sf mezzanine (not included in square footage)

Asking Sale Price: \$1,930,500 (\$165 psf)
Approx. Taxes: +/- \$23,906.85 / per year

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

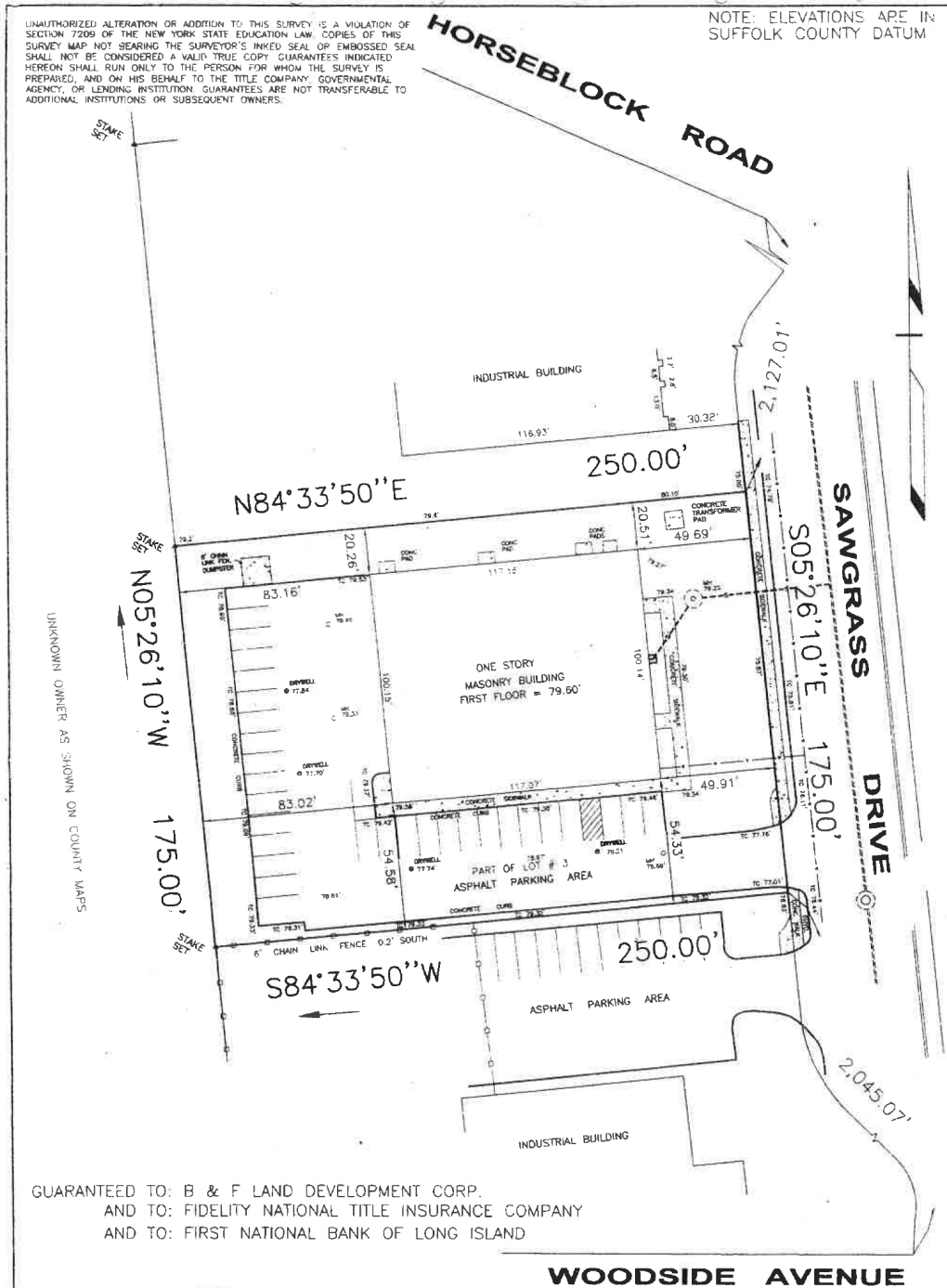
Jeremy D. Hackett, Licensed Real Estate Broker
Managing Partner
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All 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
T (631) 770-0700 ~ F (631) 770-0710
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