

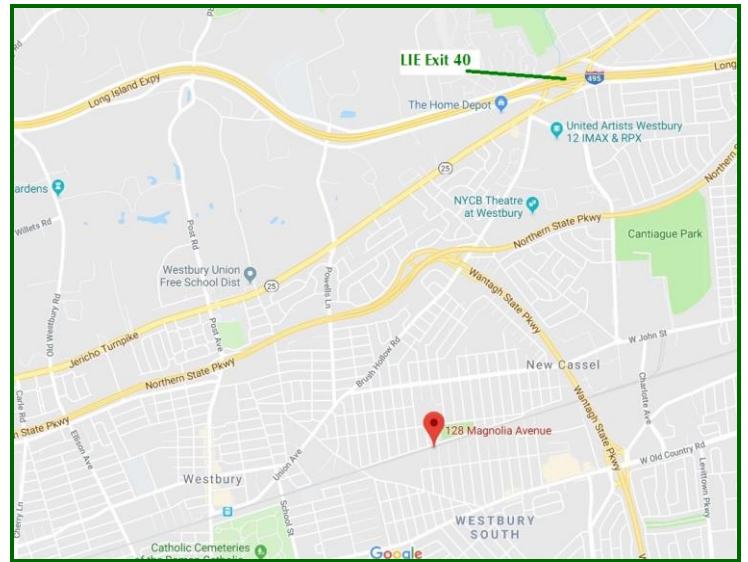
For Sale or Lease ~ Industrial Building

128 Magnolia Ave

Westbury, NY 11590

METRO
REALTY SERVICES LLC

Industrial Building with Abundant Parking and Yard



Building Size: 14,000 square feet +/-
Lot Size: .67 acres +/-
Offices: 2,000 square feet +/-
Ceiling Height: 13' clear +/-
Drive-ins: 3 oversized doors
Docks: 2 Dock positions
Power: 800 amps +/-
Heat: Gas / Oil

Comments:

- Free standing building
- Property goes street to street
- Great loading in rear of building
- Abundant parking / YARD SPACE
- Extra space ~ 3,000 mezzanine which is not included in the square footage
- Abundant Parking
- Great Yard Space
- Heavy Power

Lease Price: \$15.00 G
Sale Price: \$3,100,000.00
Taxes: \$4.19 +/-

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

Mark Timpone, Licensed Real Estate Broker
Managing Partner
(631) 391-6361
mark@metrorealtyservices.com

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
info@metrorealtyservices.com ~ www.metrorealtyservices.com