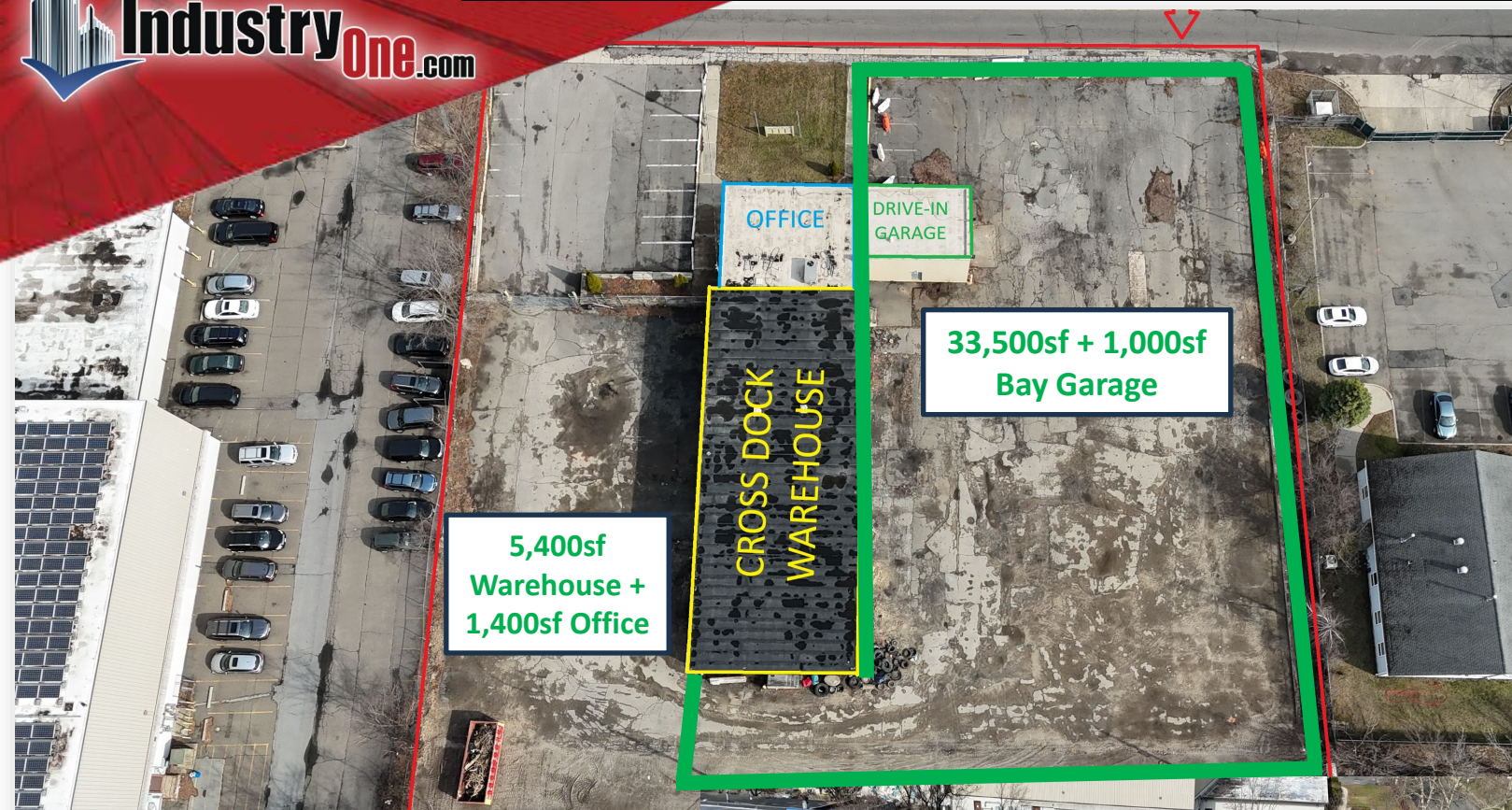




Cross Dock Warehouse with Fenced Yard

Property Description

- 7,800sf Warehouse on 1.5 Acres
Divided as 1,400sf Renovated Office
+/-5,400sf Elevated Warehouse
+/-1,000sf 14ft High Garage
- 1 Drive-in
- 21 Cross Dock High Doors
- Fully Fenced, Paved & Lit Yard
- 400 Amps, Gas Heat
- 4.5 Miles to the LIE / 2.3 Miles to Sunrise Hwy
- New Roof, New Dock Doors/Levelers

Lease:

Entire 7,800sf Bldg. on 1.5 Acres
\$25,000mth Net
Divisions Possible

Sale Pricing: Upon Request
Taxes: \$24,000



For Information Contact Exclusive Brokers:

Mario Asaro  **SIOR**

President / Broker

Cell: 631.553-7329

Office: 631.694.3500 Ext 301

masaro@industryone.com

Carmin LiBretti

LICENSED REAL ESTATE SALESPERSON

Cell: 631.879.1814

Office: 631.694.3500 Ext 319

carmin@industryone.com



631-694-3500

www.industryone.com

**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

*All information is from sources deemed reliable, and is submitted subject to
errors, omissions, change of price, rental, prior sale and withdrawal without notice.*

631-694-3500
www.industryone.com





Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com

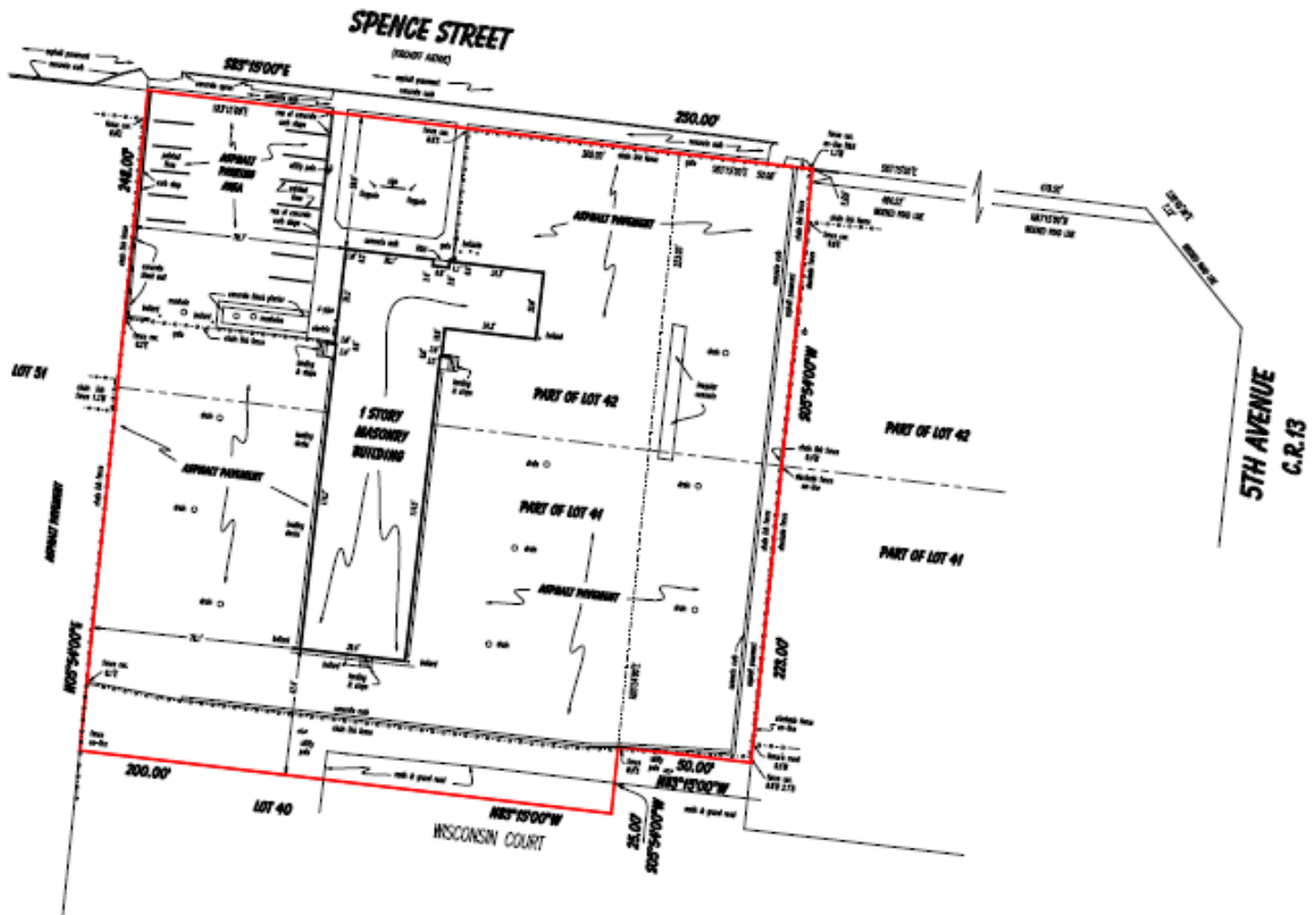
Area=
60,743 sq.ft.
1.39 acres

AREA	60,743 sq.ft.
ACRES	1.39
PERMITS	APPROVED

NOTE: ALL SURFACE STRUCTURES, WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRIVEWAYS AND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS. THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IS ANY, NOT SHOWN ARE NOT GUARANTEED.

Premises known as:
22 SPENCE STREET

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 200 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S PROFESSIONAL SEAL OR EXAMINED SIGNATURE SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LEGAL INSTITUTION LISTED HEREON, AND TO THE ASSIGNEE OF THE SURVEY. TITUTION GUARANTEES ARE NOT TRANSFERABLE.



Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500

www.industryone.com