

INDUSTRIAL BUILDING FOR SALE OR LEASE

31 CROSSWAY EAST BOHEMIA, NY



BUILDING SPECIFICATIONS:

Building Size:	+/- 30,000 SF
Plot:	+/- 1.99 Acres
Office:	+/- 8,000 SF
Loading:	2 Docks 2 Drive-Ins
Ceiling Height:	+/- 18'8"
Heat:	Gas
Power:	2500 Amps @ 480V
Sprinklered:	Fully
Parking:	+/- 68 Car Parking

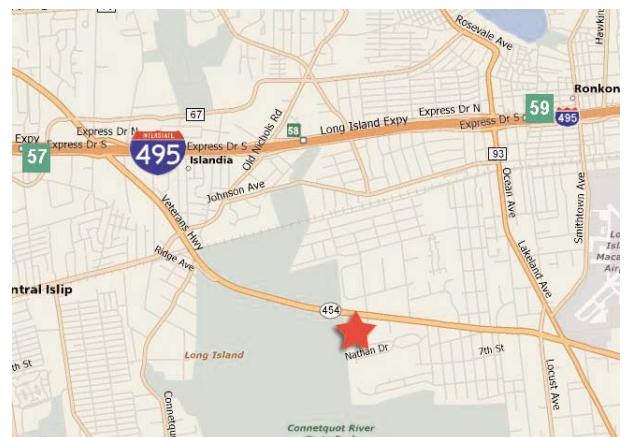
Real Estate Taxes:	\$59,216.14 (2008/2009)
Sale Price:	\$3,500,000.00 (\$116.67 PSF)

Lease Price:	\$8.75 PSF Gross*
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*Gross Rental Includes Base Year Rent & Base Year Real Estate Taxes

COMMENTS:

- Typical Column Spacing 37' x 24'
- Employee Cafeteria
- Accessible to the LIE, exits 57 and 59
- Minutes from MacArthur Airport
- Seller will entertain leaseback of +/- 5,000 SF
- Immediate occupancy



EXCLUSIVE AGENT:

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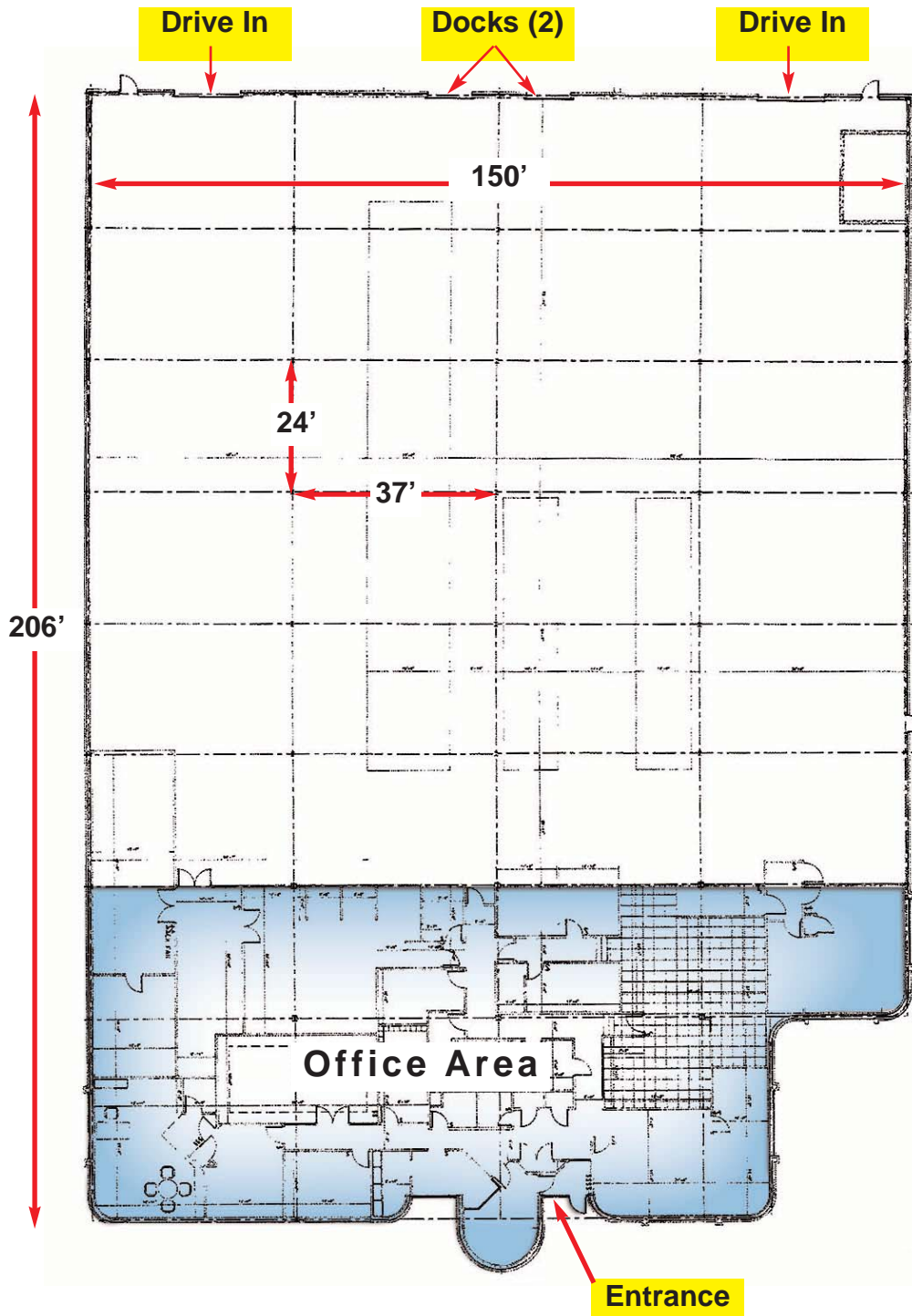
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FLOOR PLAN:



Not to Scale
For Location Purposes Only

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