

## BUILDING FOR SALE

# 66/70 AUSTIN BOULEVARD COMMACK, NY

Delivered Vacant  
November 2010

## HUGE PRICE REDUCTION!!



### BUILDING SPECIFICATIONS:

Building Size:	+/- 40,000 SF
Office:	+/- 20%
Plot:	Oversized 2.66 Acre Parcel
Loading:	2 Docks, 2 Drive-In Doors
Ceiling Ht.:	+/- 17' Clear
Heat:	Gas
Power:	3 Electric Services/Meters (Transformer on premises)
Sprinklered:	Fully
Parking:	100+ Vehicles

**RE Taxes:** \$78,951.24 (\$1.97 PSF) (12/1/09-11/30/10)

**Asking Sale Price:** ~~\$3,985,000.00 (\$99.00 PSF)~~  
**\$3,695,000.00 (\$92.37 PSF)**

### COMMENTS:

- Splits into two 20,000 SF units each with a dock and drive-in (currently connected)
- Building to be delivered vacant 4th Quarter 2010

### EXCLUSIVE AGENT:

**JB (JEFF) SCHWARTZBERG** | Senior Director  
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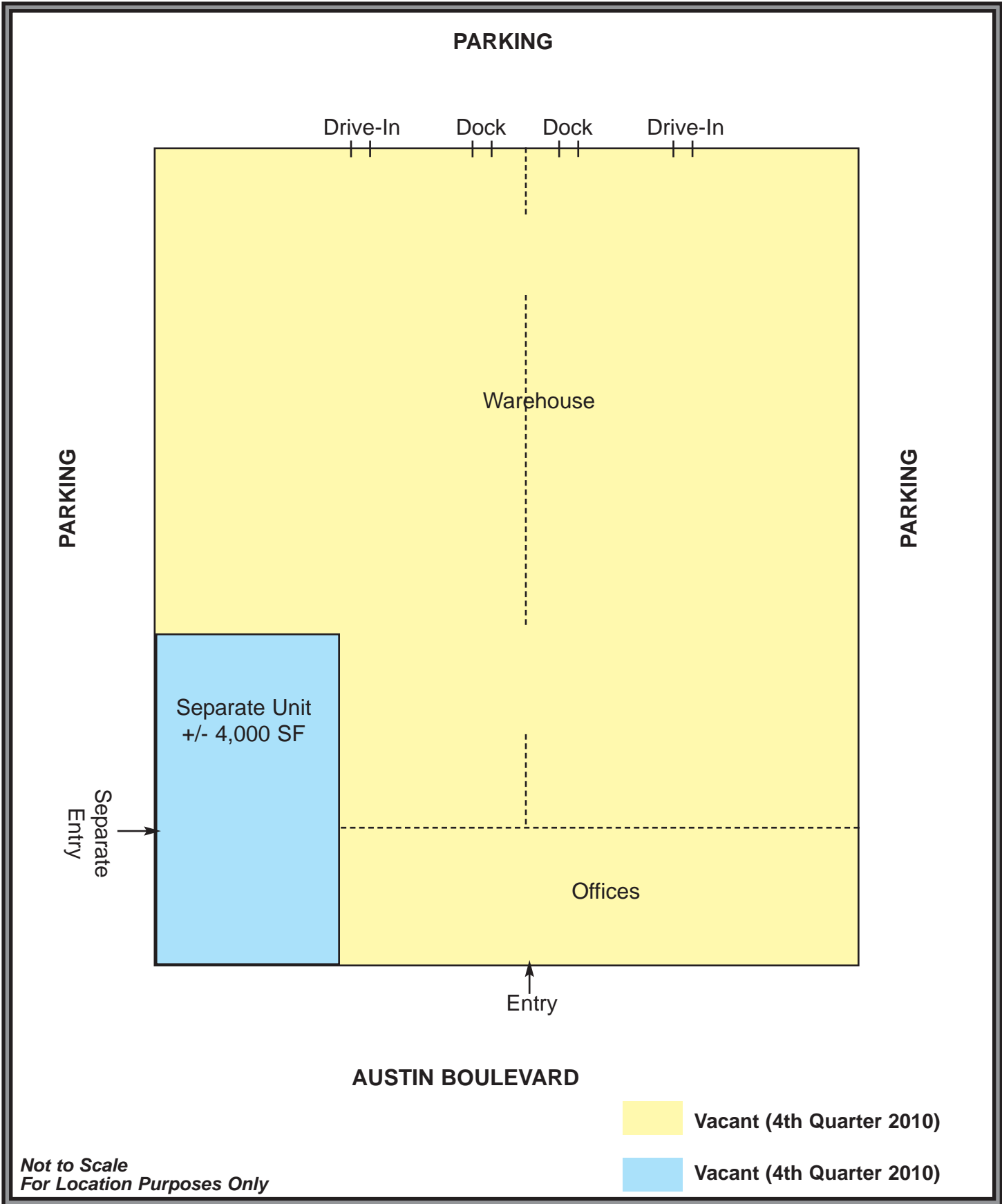
[www.suttonandedwards.com](http://www.suttonandedwards.com)

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**SITE PLAN:**



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