

INDUSTRIAL BUILDING FOR SALE OR LEASE

171-177 ALLEN BOULEVARD FARMINGDALE, NY

+/- 24,673 SF SITUATED ON +/- 1.04 ACRES
WITH +/- 9,426 SF LEASED AND +/- 15,247 SF AVAILABLE

SALE PRICE:
\$2,220,000.00
(\$90.00 PSF)



LEASE PRICE:
\$7.50 - \$8.75
PSF GROSS

(SEE LEASE SIZES
AND PRICING DETAILS
ON NEXT PAGE)

Real Estate Taxes: \$54,499.00 (\$2.21 PSF) - 12/1/2009 - 11/30/2010

- Assumable Financing Available for Qualified Purchaser •
- Town of Babylon IDA Tax Benefit Available for Qualified Purchaser •

EXCLUSIVE AGENT:

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Although the information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.

FLOOR PLAN:



**ADDITIONAL +/- 13,000 SF PAVED YARD
can be leased separately at a starting rent of \$2,000/month**

Allen Boulevard

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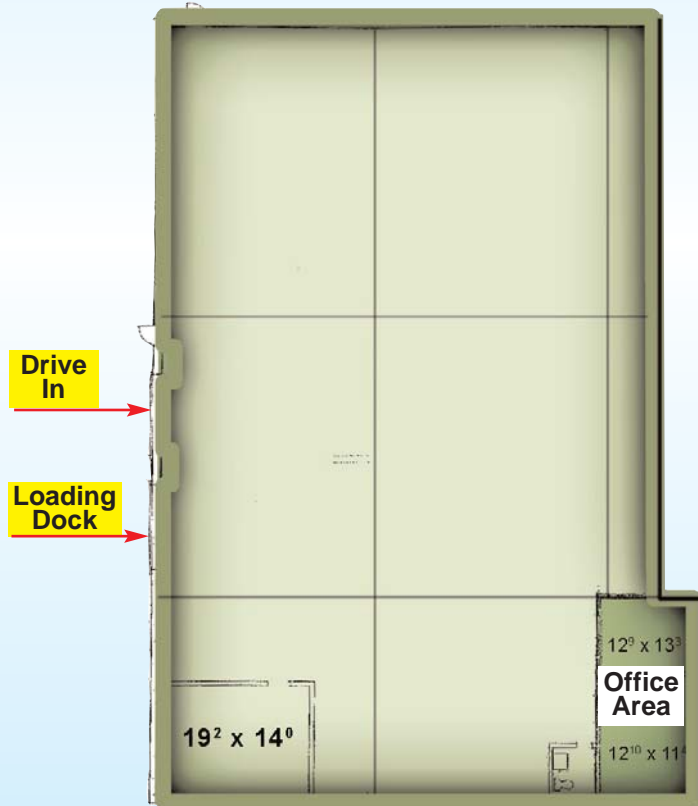
LEASE DETAILS:

UNIT 177 +/- 7,047 SF* SPECIFICATIONS:

Office: +/- 5%
Loading: 1 Drive In / 1 Dock
Power: 200 Amps
Ceiling Ht: 14'
Heat: Oil

LEASE PRICE: \$8.75 PSF Gross

Gross Rental includes Base Year Real Estate Taxes
Estimated CAM Charges Year (1) are \$0.85 PSF

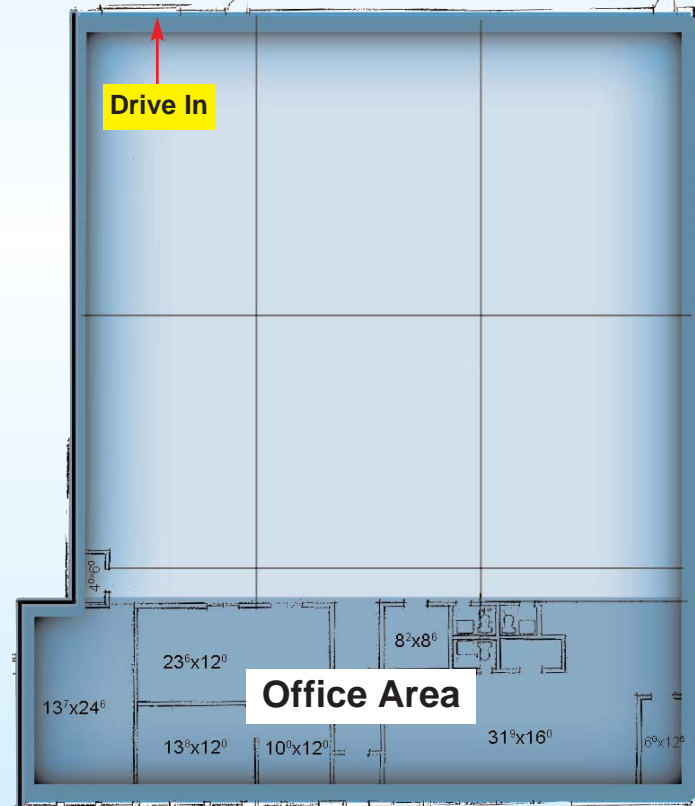


UNIT 173 +/- 8,200 SF* SPECIFICATIONS:

Office: +/- 20%
Loading: 1 Drive In
Power: 400 Amps
Ceiling Ht: 14'
Heat: Oil

LEASE PRICE: \$7.50 PSF Gross

Gross Rental includes Base Year Real Estate Taxes
and CAM Charges

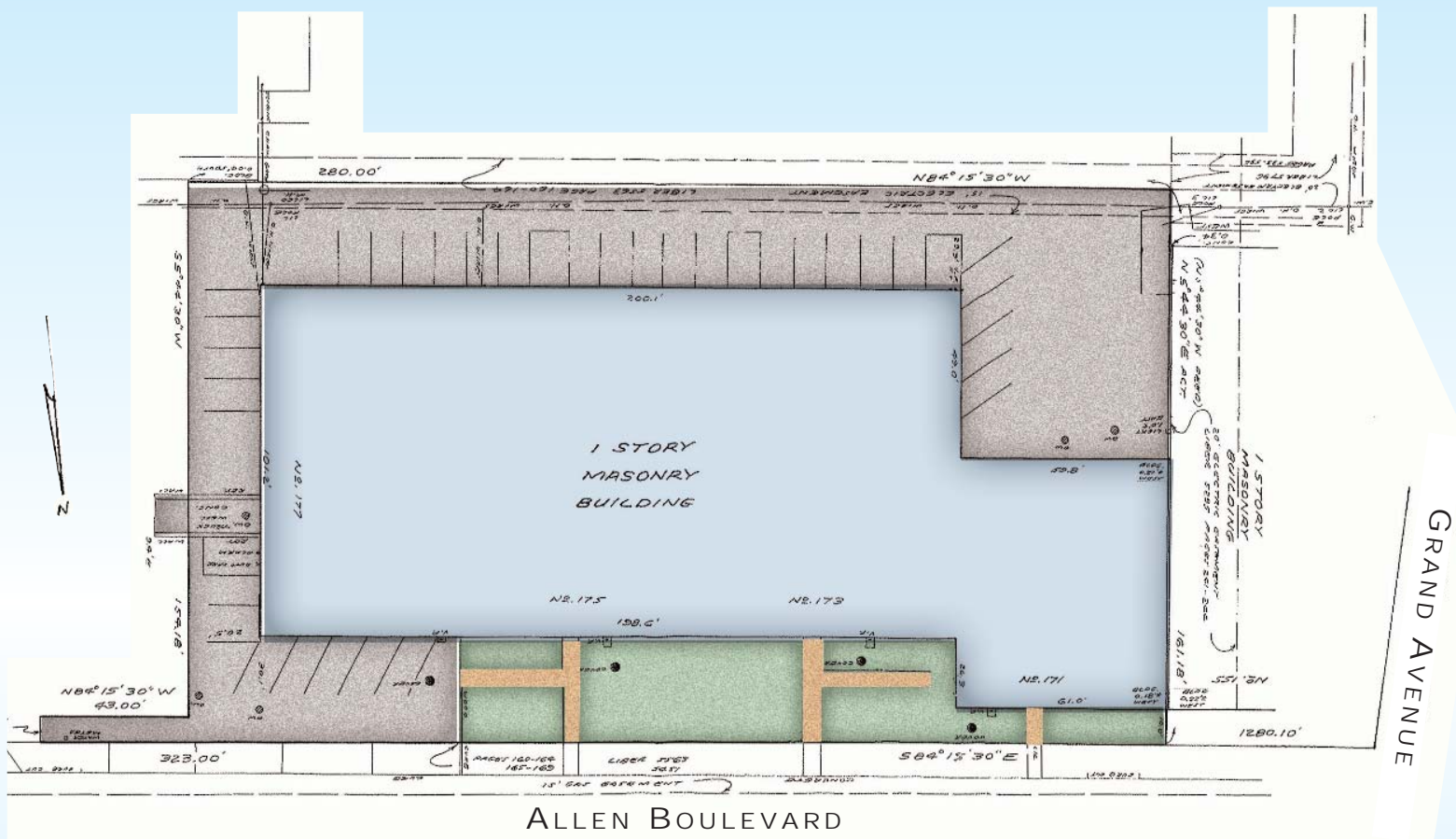


Allen Boulevard

**Not To Scale
For Location Purposes Only**

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SITE PLAN:



OVERVIEW:

Building Size:

+/- 24,673 SF

Available Space:

Unit 177: +/- 7,047 SF

Unit 173: +/- 8,200 SF

+/- 15,247 SF

Leased Space:

Unit 171: +/- 4,386 SF

Unit 175: +/- 5,040 SF

+/- 9,426 SF

Current Income:

\$89,007.00

Plot:

+/- 1.04 Acres

Loading:

4 Drive Ins

1 Dock

Power:

1200 Amps

Ceiling Height:

14'

Heat:

Oil

Real Estate Taxes:

\$54,499.00 (\$2.21 PSF)

(12/1/09 - 11/30/10)

Town: Babylon
Section: 96
Block: 4
Lot: 2

**** REAL ESTATE TAX ABATEMENT MAY BE AVAILABLE FOR QUALIFIED PURCHASERS THROUGH THE TOWN OF BABYLON IDA ****

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