

INDUSTRIAL BUILDING FOR SALE OR LEASE

**180-200 MARINE STREET
(AKA 195 ALLEN BLVD)
FARMINGDALE, NY**

**+/- 43,170 SF SITUATED ON +/- 1.97 ACRES
+/- 27,500 SF READY FOR IMMEDIATE OCCUPANCY**

**SALE PRICE:
\$3,885,000.00
(\$90.00 PSF)**



**LEASE PRICE:
\$7.50 - \$8.50
PSF GROSS**

**(SEE LEASE PRICING
DETAILS FOR
+/- 27,500 SF
ON NEXT PAGE)**

Real Estate Taxes: \$90,591.58 (\$2.10 PSF) - 12/1/2009 - 11/30/2010

EXCLUSIVE AGENT:

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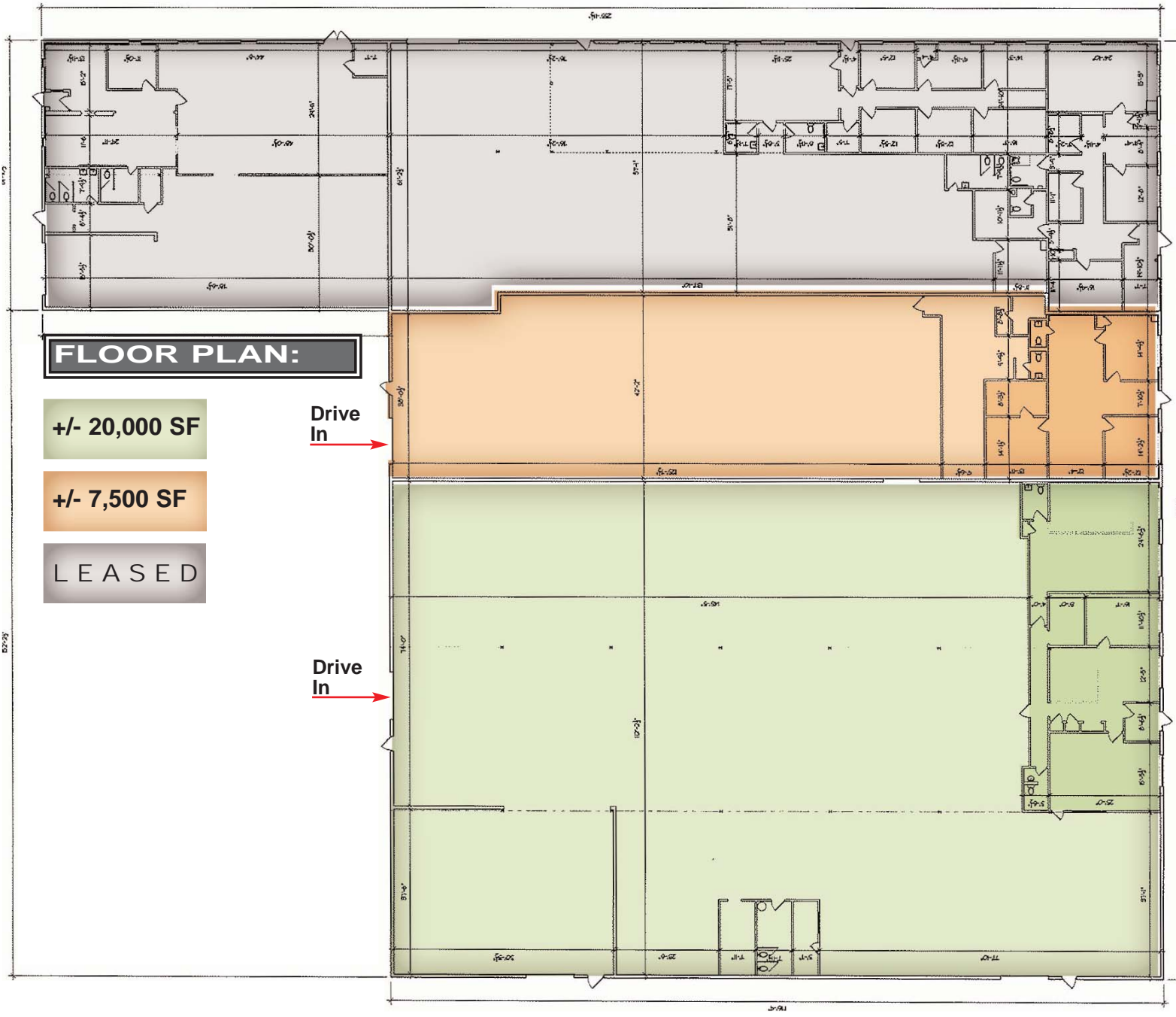
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Although the information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and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

**SUTTON &
EDWARDS**
COMMERCIAL REAL ESTATE



FLOOR PLAN:

+/- 20,000 SF

+/- 7,500 SF

LEASED

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LEASE DETAILS:

GENERAL SPECIFICATIONS

Ceiling: +/- 14' Clear
Sprinklered: Fully
Heat: Oil / Hot Air
Sewered: Yes
Roof: New installation 2007

+/- 27,500 SF SPECIFICATIONS:

Office: +/- 15%
Loading: 2 Drive Ins
Docks can be added
Power: 1000 Amps - (2) services

LEASE PRICE: \$7.50 PSF Gross

+/- 20,000 SF SPECIFICATIONS:

Office: +/- 10%
Loading: 1 Drive In
Docks can be added
Power: 800 Amps

LEASE PRICE: \$7.95 PSF Gross

+/- 7,500 SF SPECIFICATIONS:

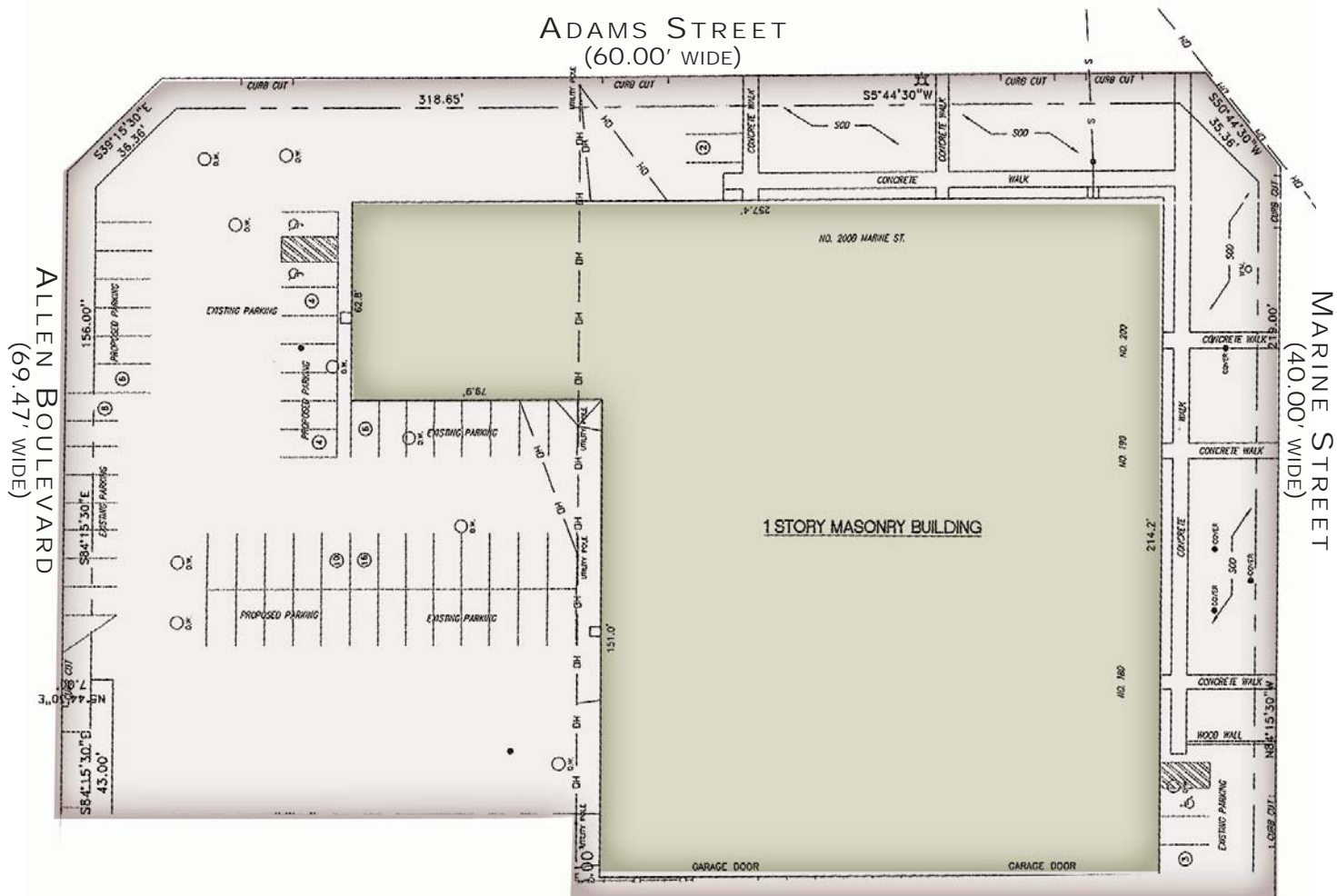
Office: +/- 20%
Loading: 1 Drive In
Dock can be added
Power: 200 Amps

LEASE PRICE: \$8.50 PSF Gross

Gross Rental includes Base Year Real Estate Taxes
Estimated CAM Charges Year (1) are \$0.75 PSF

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SITE PLAN:



Zoned: G Industrial/Town of Babylon
 Section: 96
 Block: 4
 Lot: 4

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

OVERVIEW:

Building Size:

+/- 43,170 SF

Plot:

+/- 1.97 Acres

Available Space:

+/- 27,500 SF (Will Divide)

Division Options:

+/- 20,000 SF / +/- 7,500 SF

Immediate Occupancy

Current Gross Income from (3) Tenants:

\$132,745.00

Breakdown of Tenants:

Tenant 1 +/- 1,750 SF

Tenant 2 +/- 5,020 SF

Tenant 3 +/- 8,900 SF

CAM Expenses:

\$31,267.00 (2008)

Real Estate Taxes:

\$90,591.58 (\$2.10 PSF)

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

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