

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

As "Exclusive Agents" we are pleased to announce the availability of the following property:



117-119 Lamar St, West Babylon

Building Size:	16,471 SF	Heat:	Gas
Available Size:	8,235 SF or 16,471 SF	Power:	800 Amps (2 services)
Lot Size:	.85 Acres	Asking Sale Price:	\$ 77.41 psf (\$1,275,000) \$ 71.34 psf (\$1,175,000)
Offices:	10%	Asking Lease Price:	\$ 6.50 psf gross \$ 6.95 psf gross for 8,235 sf
Loading Docks:	1	Taxes:	\$ 1.90 psf
Drive-ins:	2		
Ceiling Height:	14'		

Comments:

- 🚧 10,000 SF Yard permitted for outdoor storage
- 🚧 Overhead Cranes in warehouse
- 🚧 Permitted for truck & car repair with spray booth
- 🚧 Divides for 2 units with separate utilities

For further information or to arrange an inspection of this property please contact:

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