

For Sale ~ Industrial Building  
**135 Brightside Ave**  
Central Islip, NY 11722

**METRO**  
REALTY SERVICES LLC

**Price Further Reduced**



Building Size: 4,800 sf  
Lot Size: 100' x 100'  
Offices: 1,200 sf  
Ceiling Height: 16' clear  
Loading: 2 Drive-ins  
Heat: Gas  
Power: 400 amps  
  
Sale Price: ~~\$795,000~~ \$750,000  
Taxes: \$20,359.26 / year  
(In certiorari)

Comments:

- ◆ 2 Street Loading
- ◆ 1,200 sf mezzanine storage area not included in square footage
- ◆ Parking lot recently sealed
- ◆ Roof & HVAC (New 2013)
- ◆ 8 camera security system
- ◆ Fully Air Conditioned
- ◆ Immediate Occupancy

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

**Jeremy D. Hackett, Licensed Real Estate Broker**  
Managing Partner  
Direct: (631) 391-6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

**Richard J. Falco, Licensed Real Estate Salesperson**  
Managing Director  
Direct: (631) 391-6352  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)

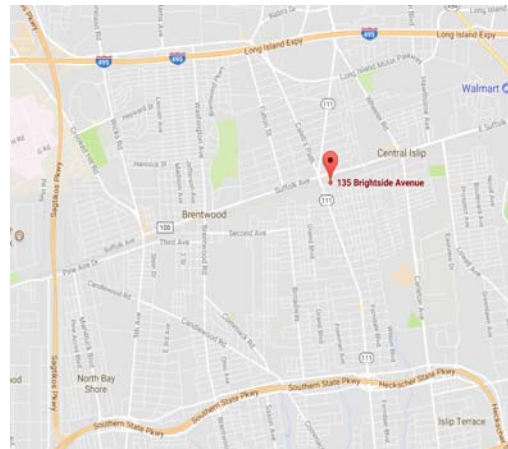
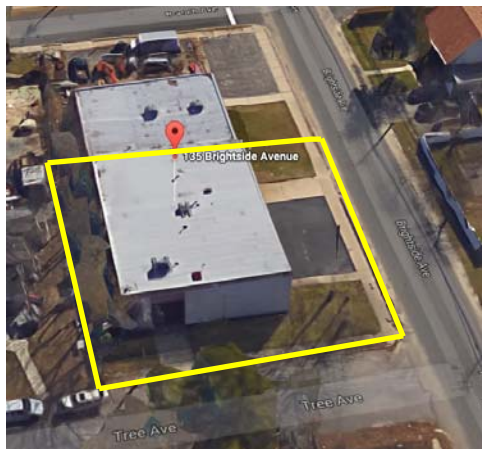
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Metro Realty Services, LLC  
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735  
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**Aerial Views. Map, Interior**



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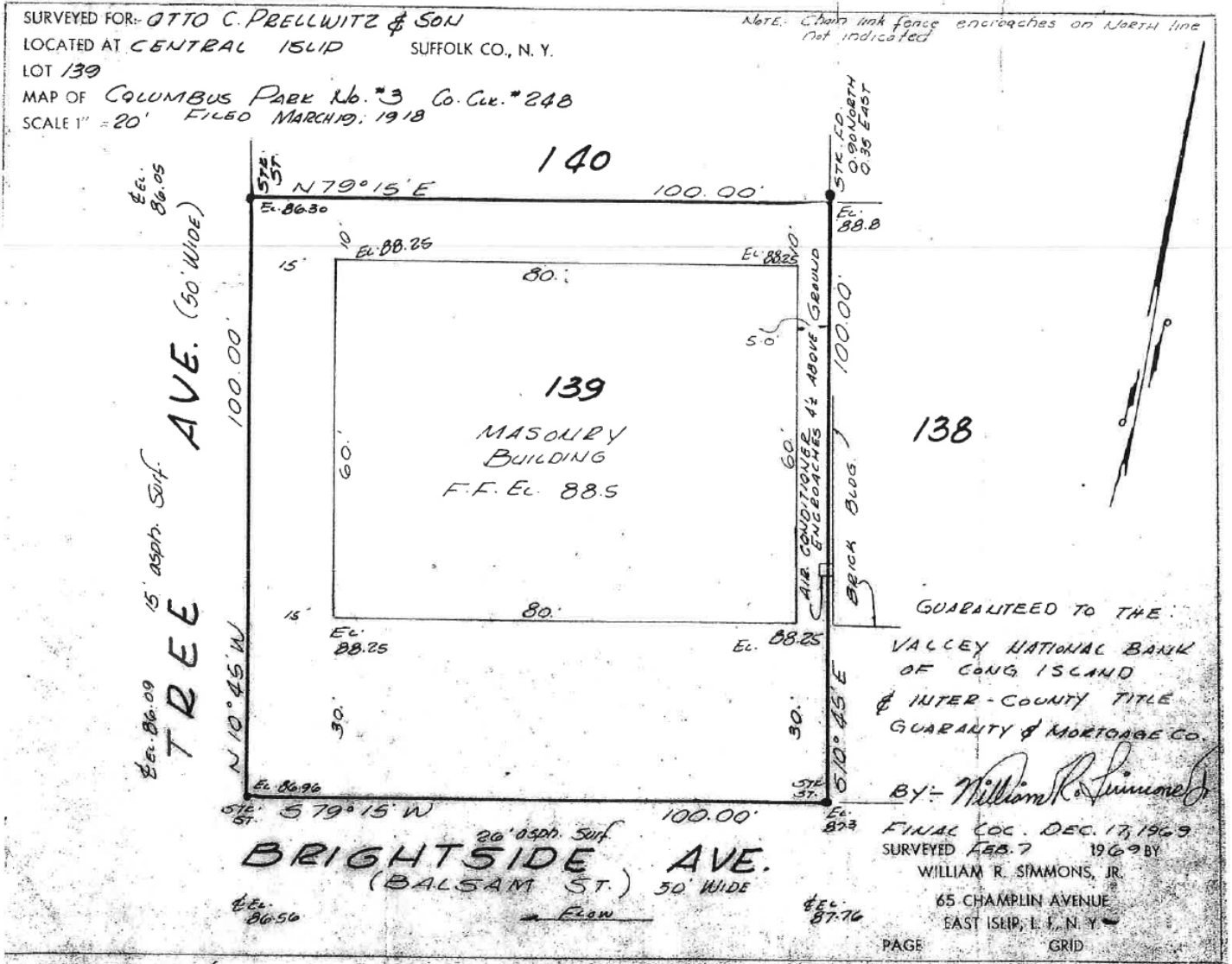
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Survey



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