

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

**METRO**  
REALTY SERVICES LLC



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: \$840,000  
Approx. Taxes: \$19,069.92 / year

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)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC  
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735  
T (631) 770-0700 ~ F (631) 770-0710  
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**Aerial Views. Map, Interior**



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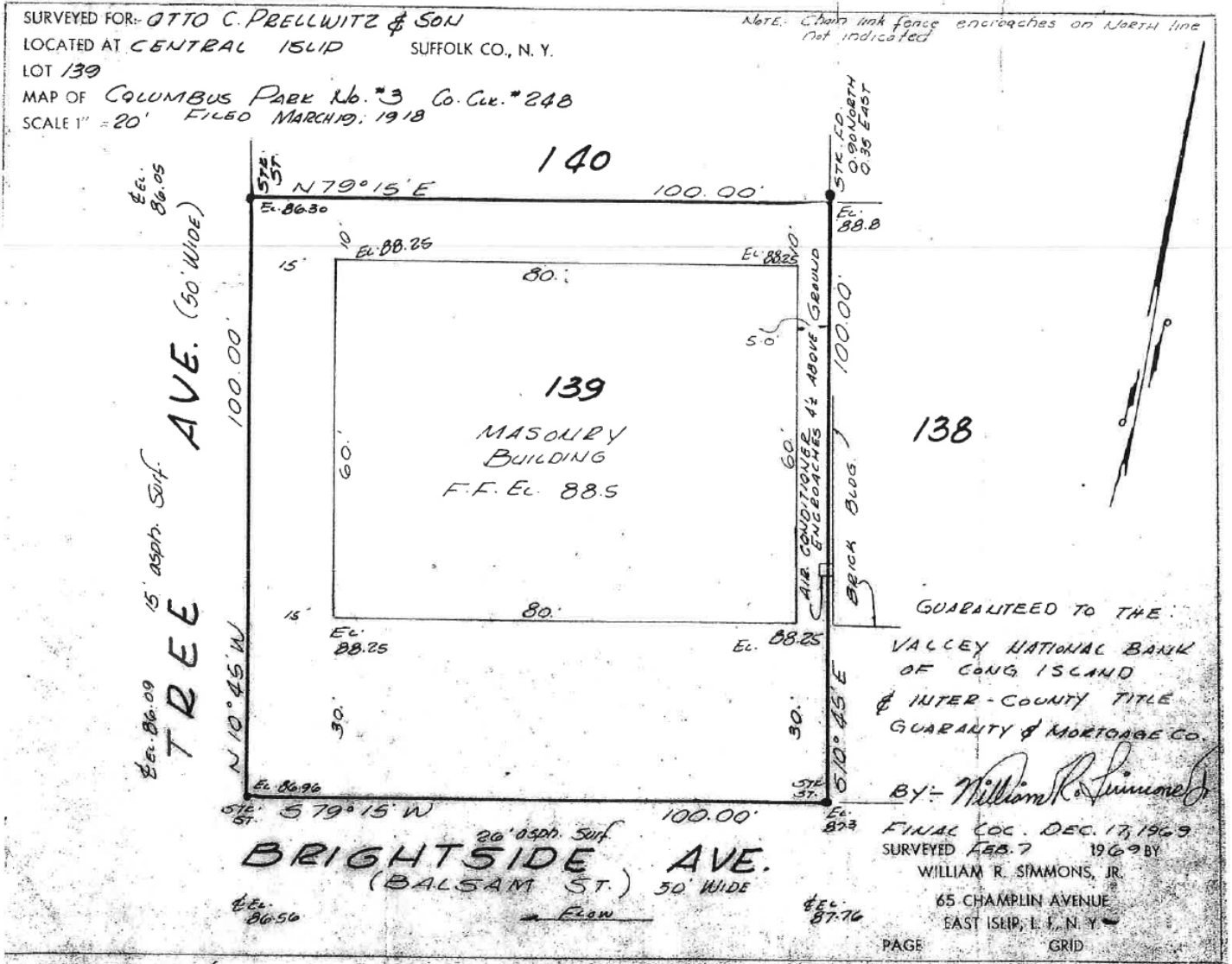
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Survey



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