

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



## 15-28 Alabama Ave., Island Park, NY 11558

<b>Building Size:</b>	<b>14,400 Square Feet</b>	<b>Ceiling Height:</b>	<b>12' Clear</b>
<b>Lot Size:</b>	<b>.54 Acres</b>	<b>Heat:</b>	<b>Gas</b>
<b>Offices:</b>	<b>1,200 Square Feet</b>	<b>Power:</b>	<b>800 amps</b>
<b>Loading Docks:</b>	<b>0</b>	<b>Sale Price:</b>	<b>\$1,195,000</b>
<b>Drive-ins:</b>	<b>4</b>	<b>Lease Price:</b>	<b>Open</b>
		<b>Taxes:</b>	<b>\$3.12 psf</b>

### Comments:

- ✚ Close to LIRR Island Park Station / Close to JFK Airport & NYC Border
- ✚ Private parking lot
- ✚ Please call to discuss lease availability
- ✚ Call for pricing and sizes

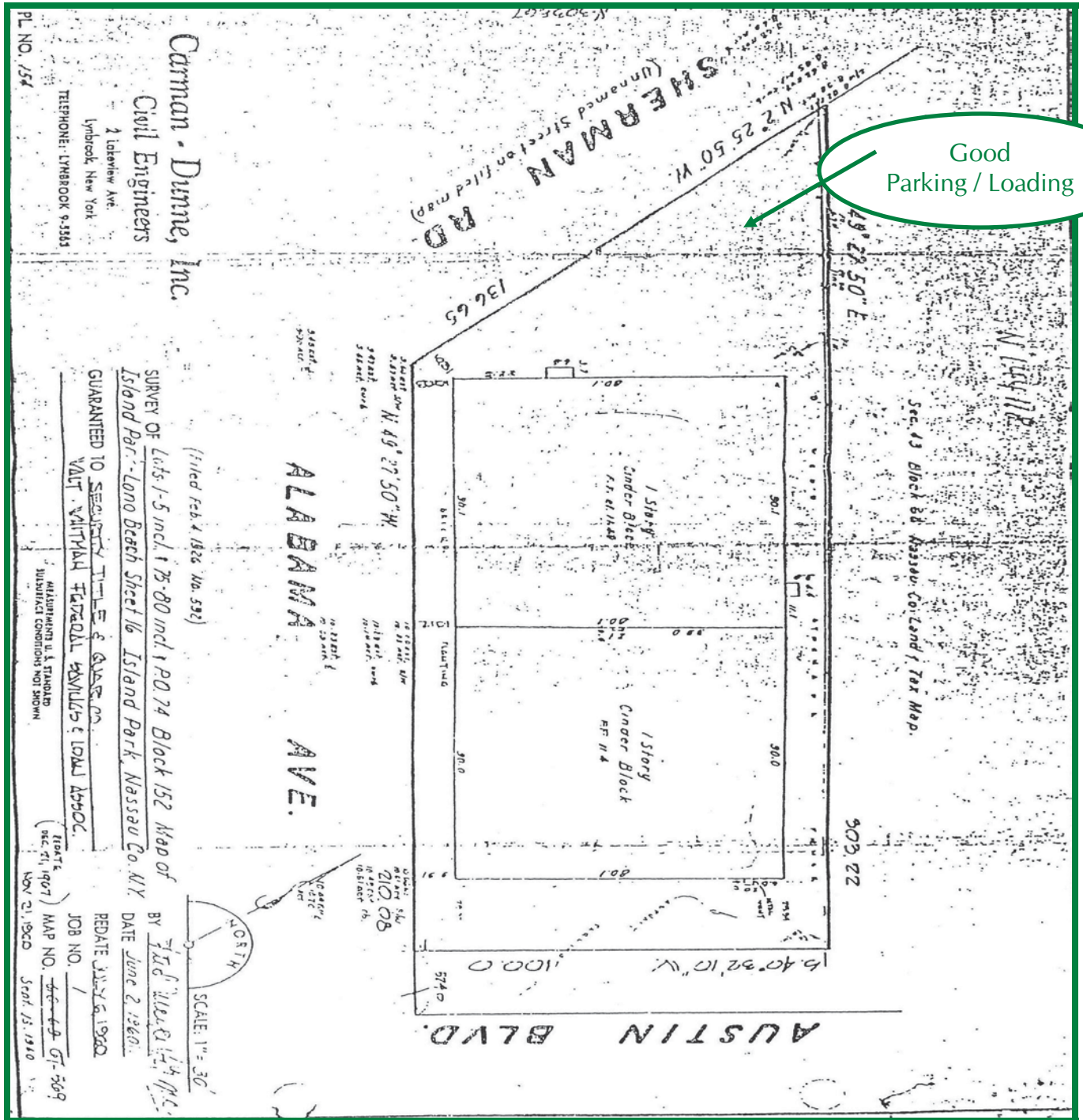
For further information or to arrange an inspection of this property please contact:

Mark Timpone  
Managing Partner  
(631) 770-0700 ext. 21  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)

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15-28 Alabama Ave., Island Park, NY ~ Site Plan



For further information please contact: **Mark Timpone, Managing Partner**  
 Tel: 631-770-0700 ext. 21 E-mail: [mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)

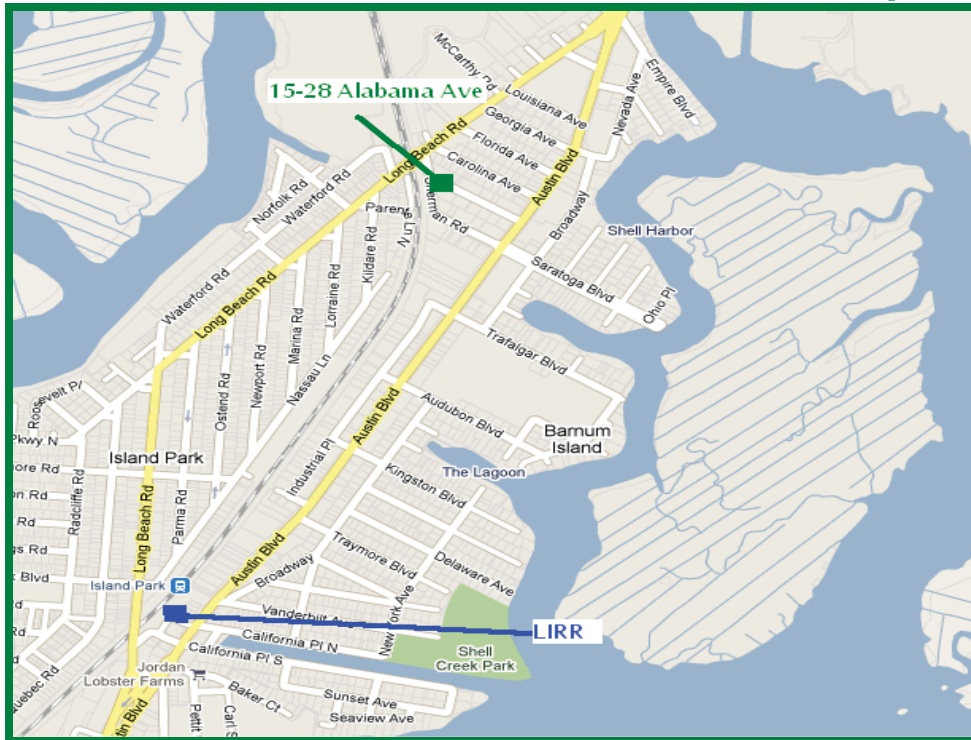
All information submitted is subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate.



### 15-28 Alabama Ave., Island Park, NY ~ Aerial



### 15-28 Alabama Ave., Island Park, NY ~ Map



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