

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



1701 Arctic Ave, Bohemia

Building Size: ± 6,822 sf
Lot: ± .48 Acres
Offices: ± 10%
Loading: 1 Drive-in Door

Ceiling Height: 14' clear
Heat: Gas
Power: 800 amps
Asking Sale Price: \$850,000
Taxes: \$2.55 psf
(Grievance Pending)

Comments:

- ✚ Fully Air Conditioned
- ✚ Power Distribution Throughout
- ✚ Ample Parking
- ✚ Zoned Industrial I (Town of Islip)
- ✚ Built in 1989
- ✚ High Pressure Air Throughout

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

Jeremy Hackett
Managing Partner
(631) 770-0700 ext. 20

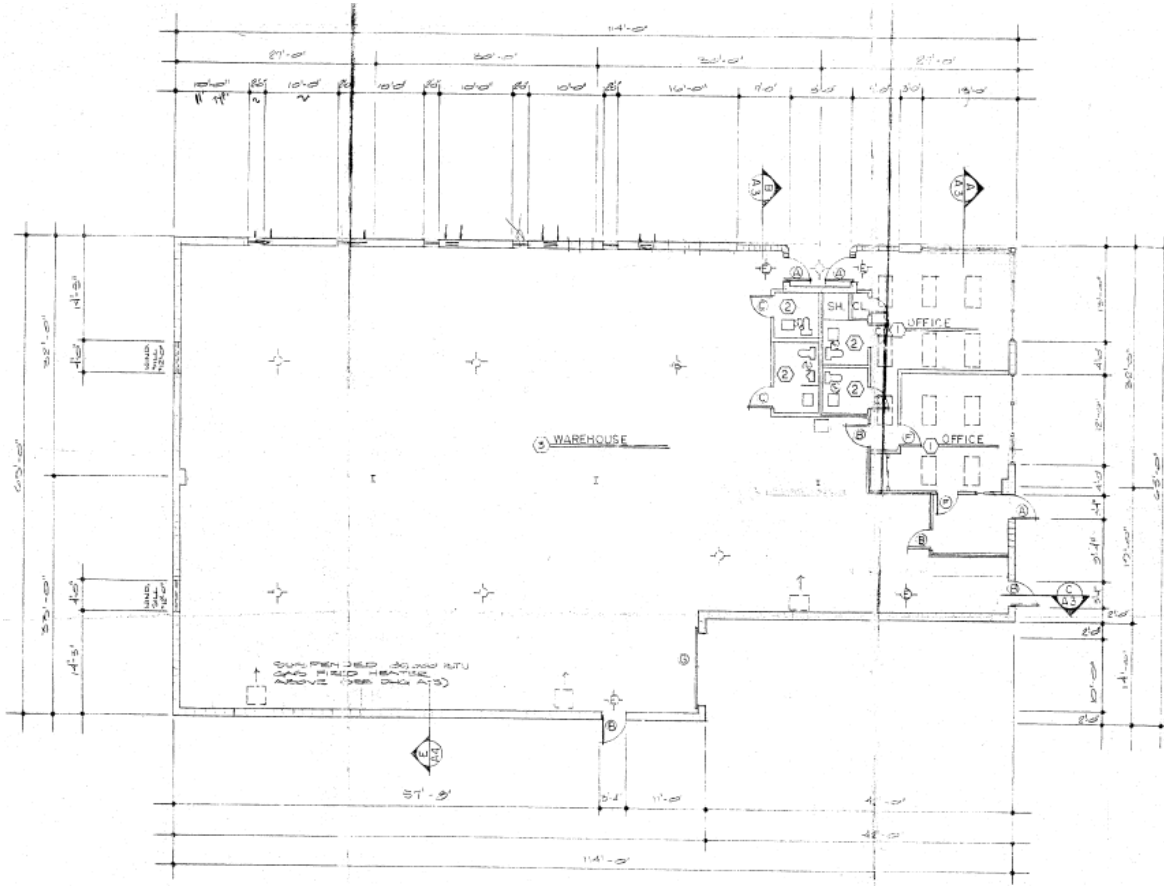
jeremy@metrorealtyservices.com

Tel: (631) 770-0700 ~ INDUSTRIAL ~ COMMERCIAL ~ OFFICE ~ MANAGEMENT ~ Fax: (631) 770-0710

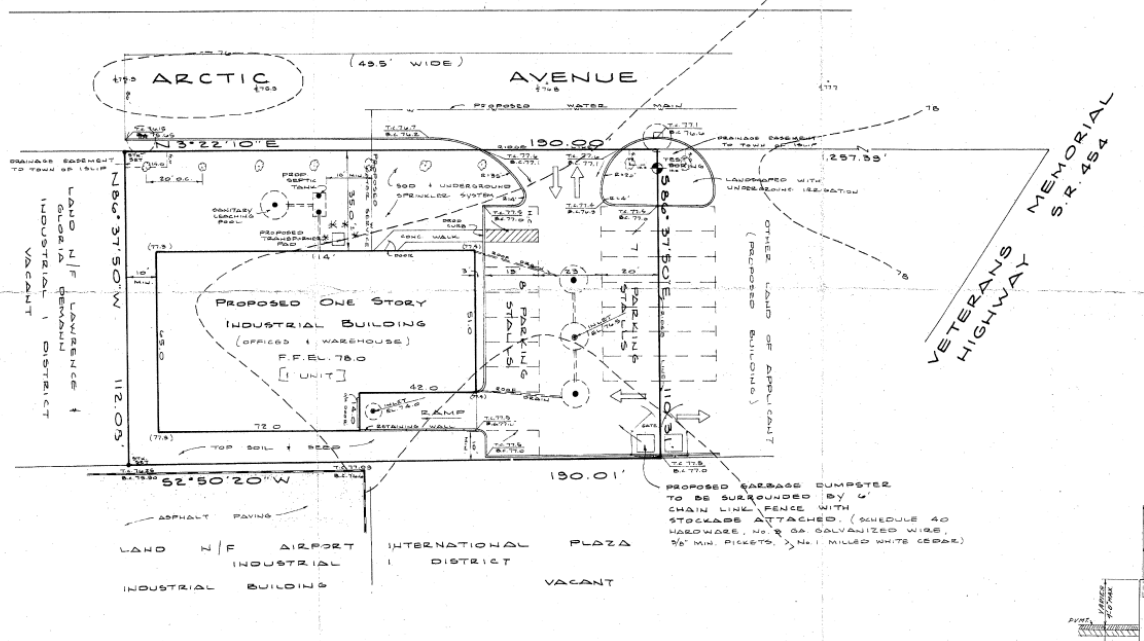
E-mail: info@metrorealtyservices.com ~ Website: www.metrorealtyservices.com



1701 Arctic Ave Floor Plan and Site Plan



STREET DRAINAGE
 PAVED AREA = 3800 SF x .1667 x (1) = 633 CF
 GRASS AREA = 350 SF x .1667 x (10) = 24 CF
 TOTAL STORAGE REQUIRED = 657 CF
 USE 10' Pools WITH 6842 CF/V.F.
 7,657 CF ÷ 6842 CF/V.F. = 8.6 V.F. REQUIRED
 = USE 1 POOL @ 10' BY 10' DEEP + 10 V.F. PROVIDED



TEL (631) 770-0700 Industrial • Commercial • Office • Management FAX (631)770-0710
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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.