

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



245 Route 109, West Babylon

Available Size: 4,800 sf on First Floor - Divisible
3,600 sf on Second Floor – Divisible
Lease (psf includes tax): 3,000 sf + / \$14.00 psf
1,000-3,000 sf / \$16.00 psf

Comments:

- + Lease Amounts Include Heating & Electric
- + Units Can Be Combined
- + Windowed Offices
- + Part of Larger 85,000 sf Building

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

Andrew Blumenthal
Managing Partner
(631) 770-0700 ext. 15
andy@metrorealtyservices.com

Anthony Garistina
Managing Partner
(631) 770-0700 ext. 12
tony@metrorealtyservices.com

Tel: (631) 770-0700 ~ INDUSTRIAL ~ COMMERCIAL ~ OFFICE ~ MANAGEMENT ~ Fax: (631) 770-0710
E-mail: info@metrorealtyservices.com ~ Website: www.metrorealtyservices.com