

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



245 Route 109, West Babylon

Available: Either 42,207 SF or 38,439 SF
Office: 5,134 SF 2nd Fl with Elevator
Lot Size: 4.86 Acres
Power: 1,000 ± Amps
Heat: Gas

Loading: 5 Tailboards & 1 Drive-In with 42,207 SF
3 Tailboards & 1 Drive-In with 38,439 SF
Clear Ht: 20' clear in 33,939 sf
12' clear in 5,134 sf (under office area)

Lease Price: \$6.95 psf inclusive of tax

Comments:

✚ Can add additional office

✚ Will consider other divisions

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

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