

# 30 Crossways East

Bohemia, Long Island, NY

**METRO**  
REALTY SERVICES LLC

## EXCLUSIVE REPRESENTATION



## INDUSTRIAL INVESTMENT SALE

### Property Info:

Building Size: ± 65,264 square feet (divisible)  
Lot Size: ± 4.35 acres  
Offices: ± 4,000 square feet  
Ceiling Ht: ± 20' clear  
Loading: 5 docks / 2 drive-ins  
HVAC: Fully A/C and gas heated  
Power: ± 4,000 amps @ 480v  
Parking: ± 140 spaces  
Taxes: \$135,570 ('22/'23)

**Sale Price: \$15,350,000 (\$235.20 psf)**

### Tenant Info:

Tenant: Spellman High Voltage Electronics Corp  
[www.spellmanhv.com](http://www.spellmanhv.com)  
Lease Terms: A triple net lease, with a proposed starting rental rate of **\$12.50 per sf**, to be increased at a rate of 3% annually. Up to a ± 6-year term. Contact exclusive agent for further details.

### Comments:

Beautiful modern industrial building, located within the bustling Vets Highway Corridor Business District.

Buyer's broker shall look solely to the buyer for any brokerage fees, finder's fees or any other compensation in connection with its client's interest in or proposed or actual purchase of the Property or any interest therein. Furthermore, buyer's broker will not look to the seller or Metro Realty Services, LLC for any brokerage commissions, finder's fee or any other compensation claimed in connection with the sale of the Property of any interest therein to the buyer or any other party (whether or not consummated for any reason).

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.

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For Further Information Please Contact Exclusive Agent:  
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