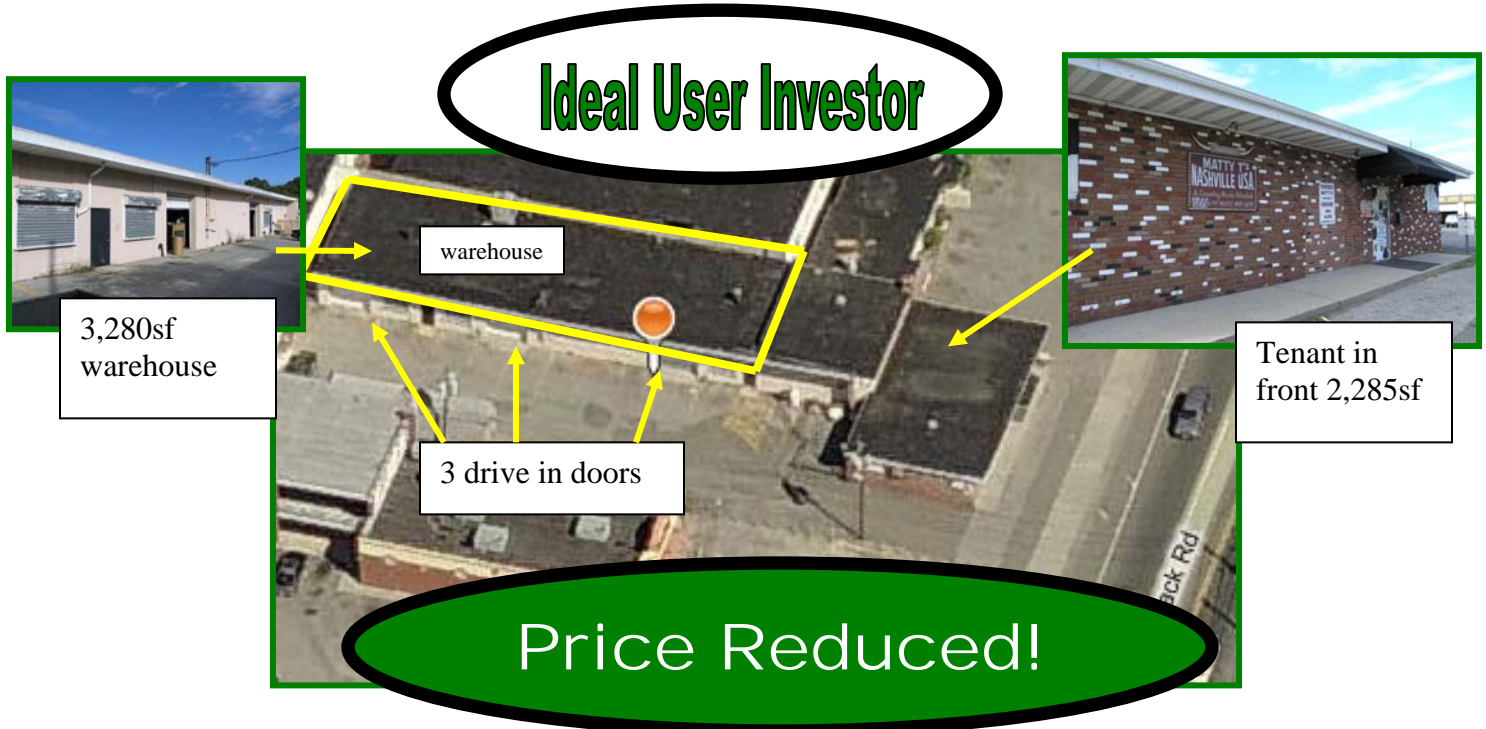


2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

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



356 Commack Rd., Deer Park

Available Warehouse:	3,280 SF (Divisible)	Ceiling Height:	12'
Building Size:	5,565 SF (Divisible)	Power:	600 amps
Lot Size:	.32 acres	Heat:	Oil
Offices:	10%	Sale Price:	\$599,000 \$575,000
Drive-ins:	3	Taxes:	\$22,705.15 per yr

Comments:

- + Tenant "Matty Ts" in 2,285 SF. Lease expires Oct. 31, 2011. Tenant pays \$2,870/Month
- + Warehouse can be delivered vacant within 90 days

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

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