

*We are pleased to announce the availability of the following property:*



## 60 Saratoga Blvd., Island Park, NY

<b>Building Size:</b>	<b>6,912 Square Feet</b>	<b>Ceiling Height:</b>	<b>12' – 18' clear</b>
<b>Lot Size:</b>	<b>17,424 Square Feet</b>	<b>Heat:</b>	<b>Gas</b>
<b>Available:</b>	<b>6,912 Square Feet</b>	<b>Power:</b>	<b>600 amps 3ph</b>
<b>Drive-ins:</b>	<b>3</b>	<b>Sale Price:</b>	<b>\$1,200,000.00</b>
		<b>Lease Price:</b>	<b>\$12.00 G</b>
		<b>Taxes:</b>	<b>\$25,000.00 +/-</b>

**Comments:**

- 🚧 Building divides into 3 units with 3 separate gas & electric meters / 2,900 sq. ft., 2,600 sq. ft., 1,412 sq. ft. / Storage Shed w/ Electric
- 🚧 2,600 sq. ft. section has an interior 5,000 lbs crane & 2 over head doors (Drive Thru)
- 🚧 2900 sq. ft section is full A/C / decorative exposed duct work
- 🚧 Covered outside storage has 24' high 10,000 lbs crane
- 🚧 Close to LIRR Island Park Station / Close to JFK Airport
- 🚧 This property is a great User / Investor Opportunity for any company that needs outside storage

\*Please see a site plan on pg. 2

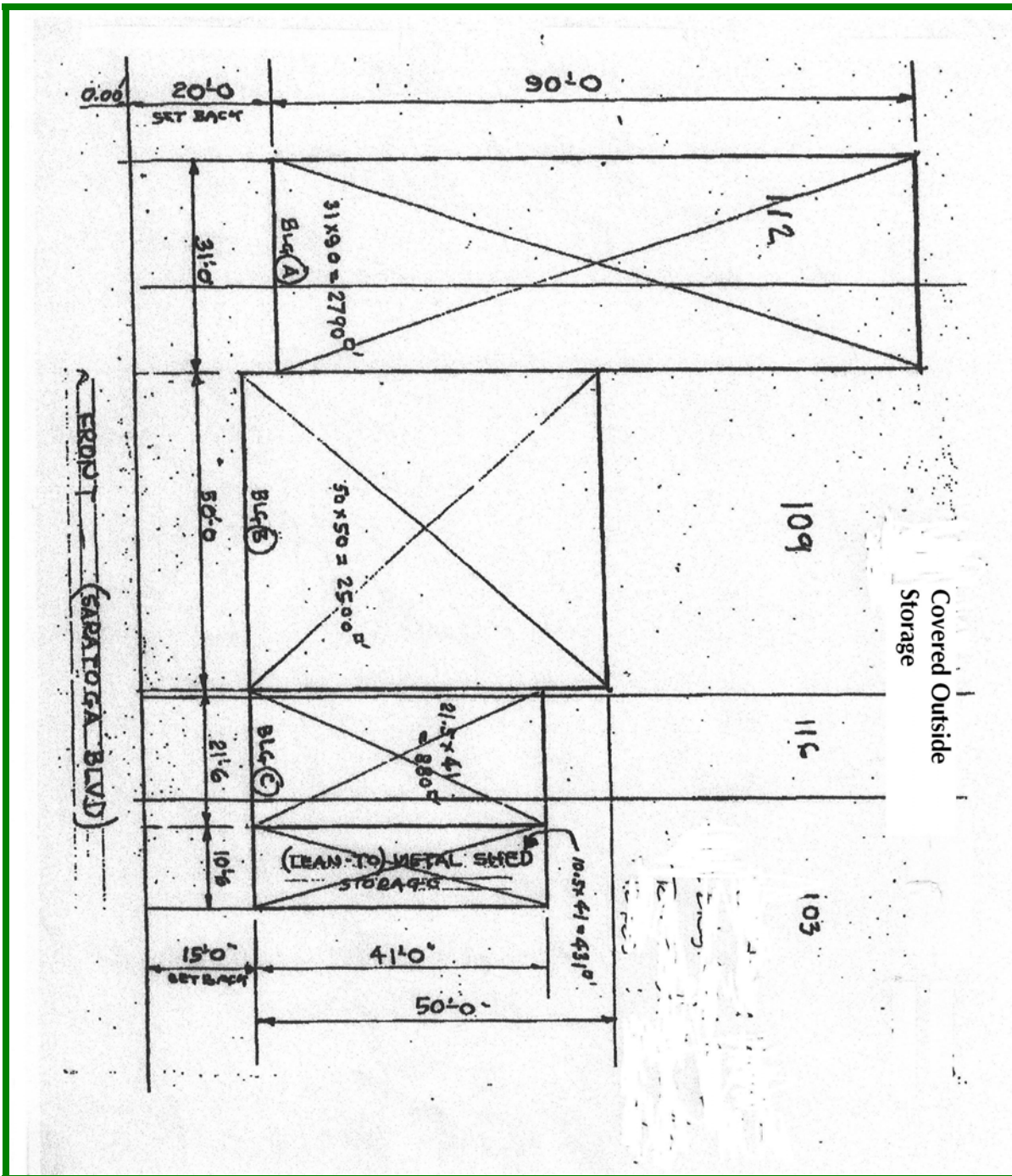
**For further information or to arrange an inspection of this property please contact:**

**Mark Timpone, Managing Partner**  
**(631) 770-0700 ext. 21, [mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)**

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## Site Plan



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