

# For Sale | Industrial

## 2675 Sunrise Hwy (aka 160 Irish Ln), Islip Terrace, NY

**PRICE REDUCED FURTHER!!!**



Building Size: 7,000 sf ±  
Lot Size: 0.60 acres ±  
Offices: 25% ±  
Ceiling Height: 12' ±  
Loading: 6 Drive-Ins  
Heat: Gas  
Power: 400 amps ±

- Town of Islip Zoned Business III
- Separate Meters
- Tenant in 2,000 sf Auto Repair till 7/25 paying \$5,000/month
- High end office / computer space
- Just east of Route 111

Sale Price: ~~\$ 1,750,000.00~~ ~~\$ 1,695,000~~ **\$1,600,000**

Taxes: \$ 35,405.73/ year ±

# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### **Exclusive Agent:**

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

Direct: (631) 391-6359

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



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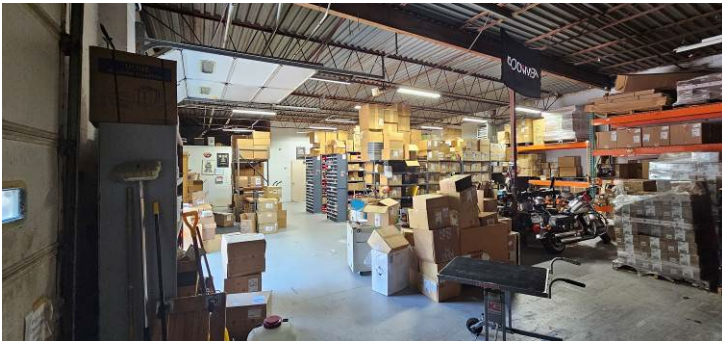
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5/13/2025



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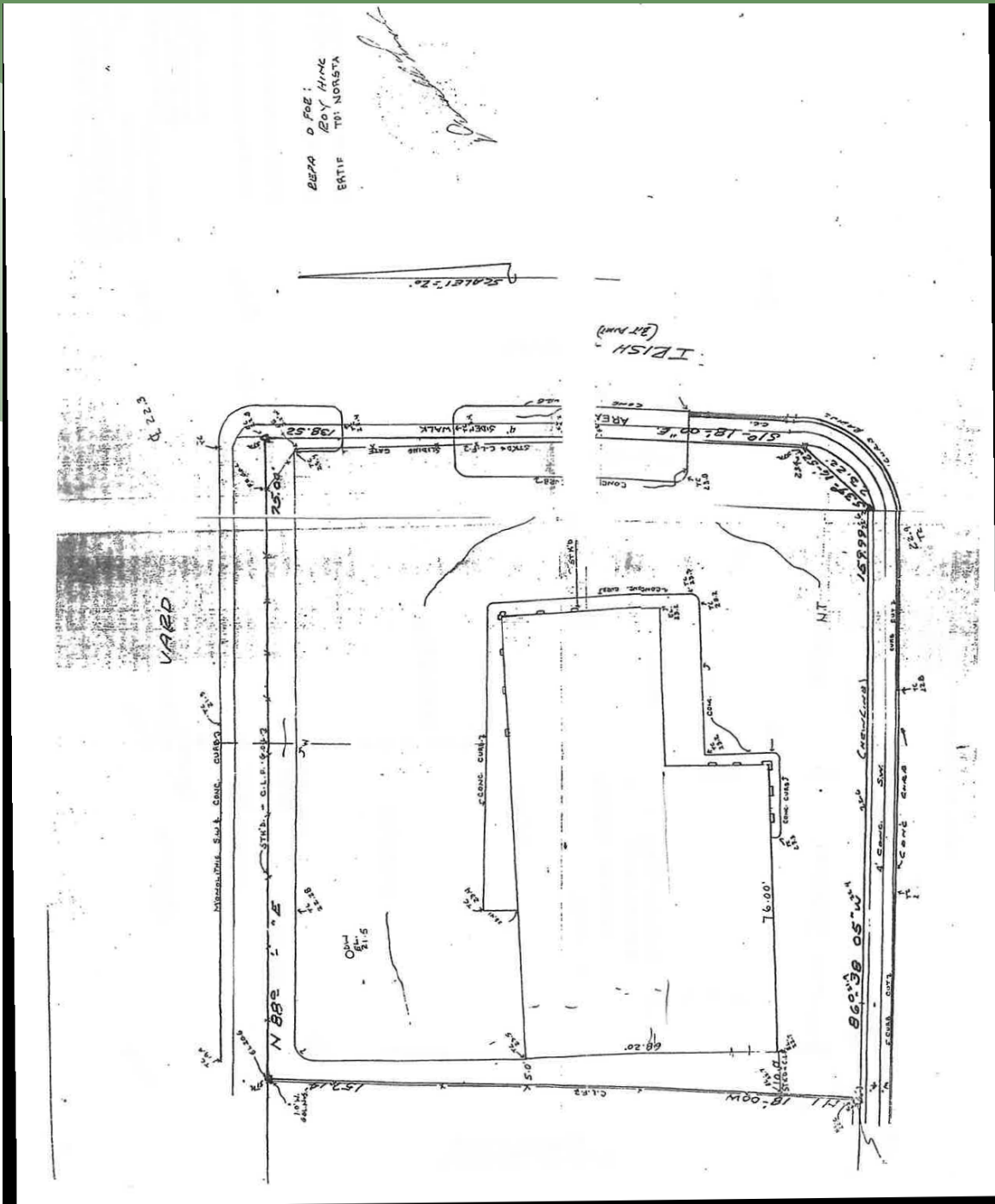
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## Managing Partner

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