

# For Sale | Industrial

## 401 Manhattan Ave, West Babylon, NY

**Move In Ready**



Building Size: 4,205 sf ±  
Lot Size: .26 acres ±  
Offices: 15% ±  
Ceiling Height: 14' ±  
Loading: 2 Drive-Ins  
Heat: Gas  
Power: (2) 200 Amp Services  
Age: Built 2007  
Sewers: Yes  
Zoning: GA Industrial / Babylon

Sale Price: \$ 1,534,825  
Taxes: \$ 13,357.03 / year ±

- New Windows
- Two 3-Ton Units (2025)
- Fully AC & Heat
- Recoated Roof (2025)
- Back-up Generator
- Alarmed
- Fully Sprinklered
- 1 Column in Building
- New Parking Lot
- 11 Parking Spots
- Connected to Sewers
- Divisible (2 Electric Services, 2 Gas Services, 2 Sewer Connections)



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  
Cell: [\(516\) 456-0108](tel:5164560108)  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

Modified: 5/14/2025

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**METRO**

REALTY SERVICES LLC

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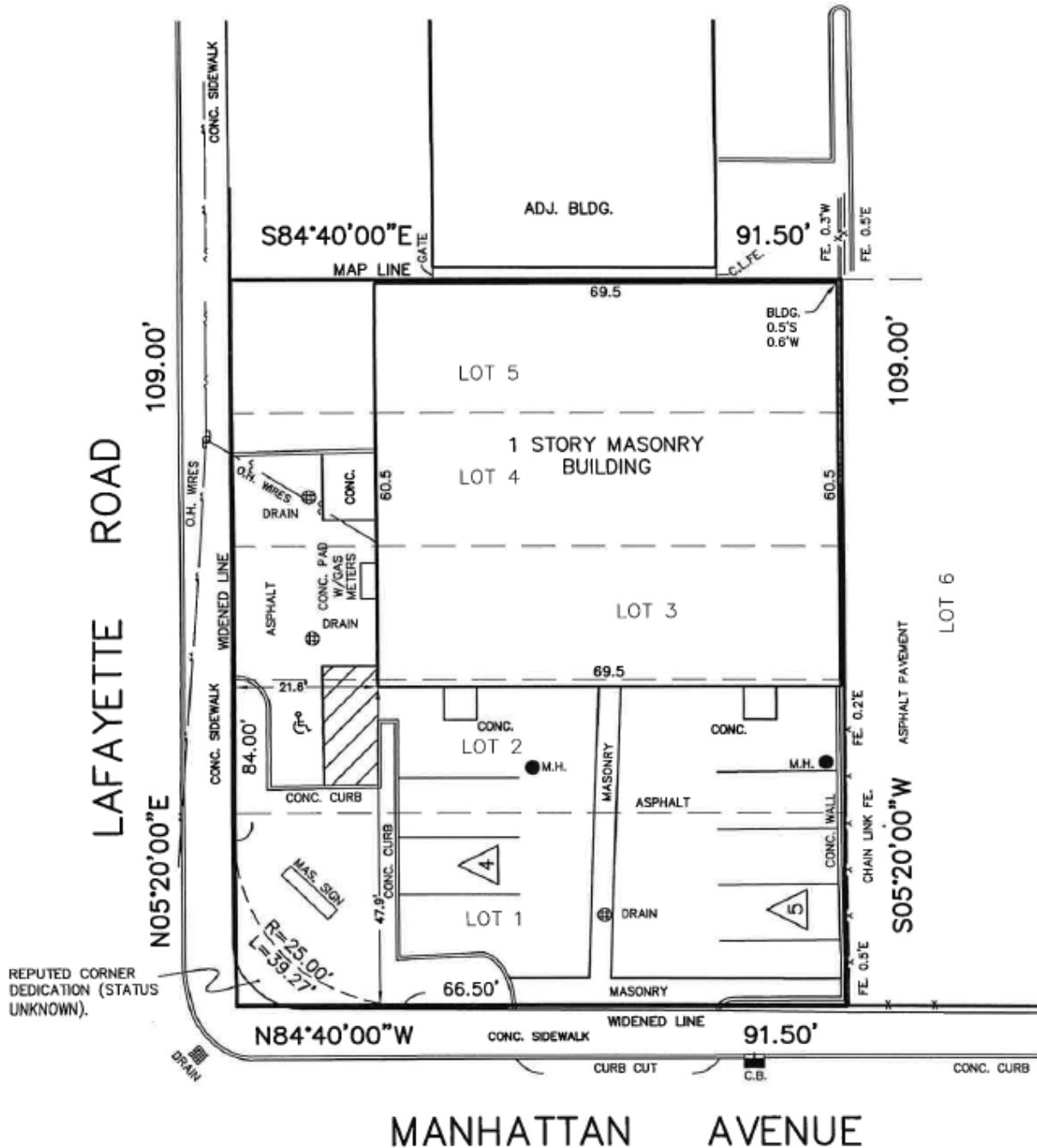
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