

For Sale ~ Industrial Building
375-377 Sheffield Ave
West Babylon, NY

METRO
REALTY SERVICES LLC



Building Size: 4,550 sf
Lot Size: .22 acres
Office / R&D: 10%
Ceiling Height: $\pm 14'$
Drive-ins: 3
Docks: 0
Heat: Gas
Power: 600 amps (2 services)

Sale Price: ~~\$599,000~~ \$550,000
Approx. Taxes: \$22,383.05

Comments:

- ◆ Fully Air Conditioned
- ◆ Connected to Sewers
- ◆ Can be delivered "as is" or with new office space
- ◆ Roof ± 4 years old
- ◆ Divisible for 2 separate tenants

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Jeremy D. Hackett, Licensed Real Estate Broker
Managing Partner
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