

For Sale ~ Industrial Land  
**Peachtree Court**  
Holbrook, NY 11741

**METRO**  
REALTY SERVICES LLC



**End of Cul-De-Sac**  
**(off Lincoln Avenue, North of Veterans Memorial Highway)**

**Size:** ± 4 acres

**RE Taxes:** Approximately \$13,000.00 per year

**Zoning:** L-1 Light Industrial, Town of Islip

**Sale Price:** ~~\$2,200,000~~ \$1,900,000

**Coverage:** 35%

**Comments:**

- ◆ Will Consider Land Lease or BTS
- ◆ Can Build ± 50,000 sf
- ◆ Sub-divided into Two ± 2 Acre Parcels

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

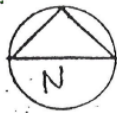
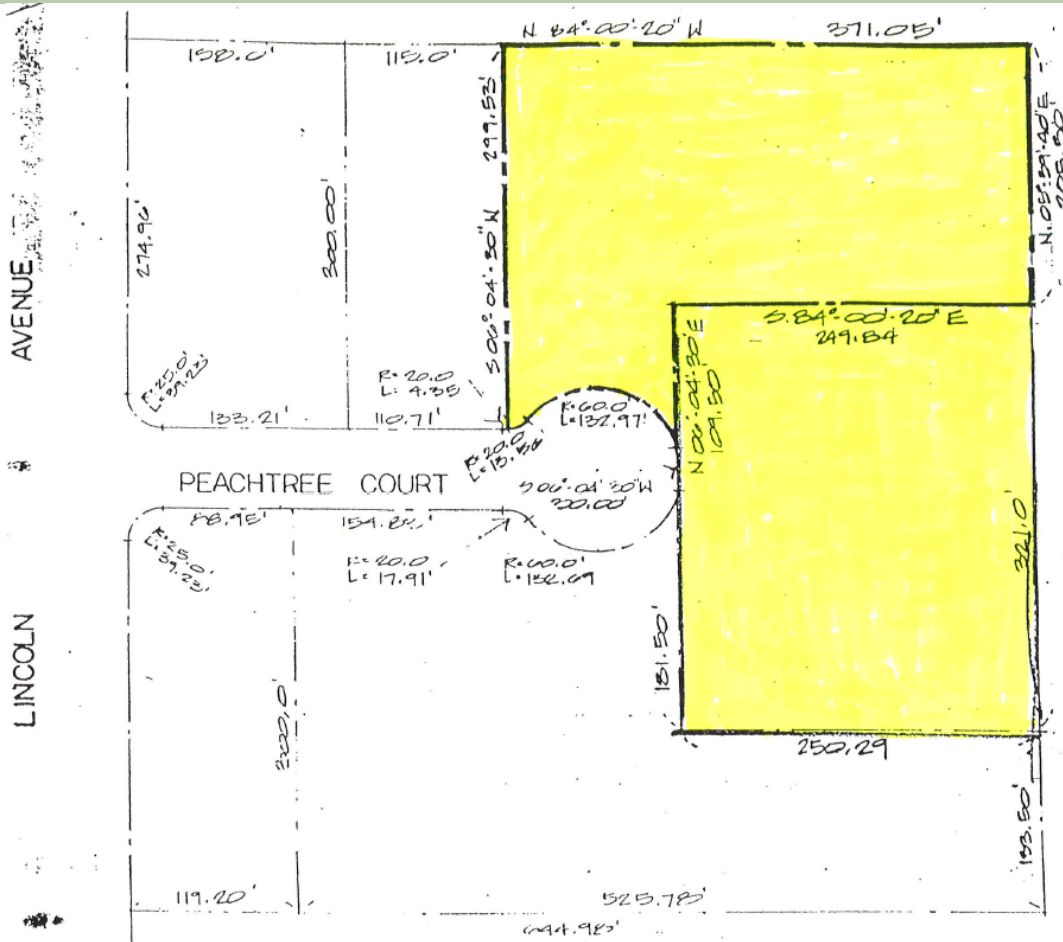
**Nicholas Romano, Licensed Real Estate Broker**  
**Managing Partner**  
**(631) 770-0700 ext. 6362**  
[nick@metrorealtyservices.com](mailto:nick@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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SITE PLAN

1" = 100'

vets Hwy

<p><b>JOHN A. GRAMMAS &amp; ASSOCIATES</b>        830 WILLIS AVE.        ALBERTSON, N.Y. 11807</p>	<p>PROPOSED BUILDING FOR  <b>PEACHTREE INDUSTRIES</b>        PEACHTREE COURT        HOLBROOK, TOWN OF ISLIP</p>	<p>DRAWING #        1</p>
<p>DRAWN: REA      DATE: 1-19-09</p>	<p>SITE PLAN    S.S.T.M. # 0500-151-1-P.O.4</p>	<p>CONT. #        5905</p>

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