

For Sale | Industrial

105 Carlough Road, Bohemia NY 11716

FRONT OF BUILDING



Building Size: 8,000 sf ±
Lot Size: 0.58 acres ±
Offices: 15% ±
Ceiling Height: 14'±
Drive-Ins: 3
Heat: Oil
Power: 600 amps ± (3 Phase)

- IDEAL USER / INVESTOR
- 3 Units 2,000 sf / 2,500 sf / 3,500 sf
- Tenant in 2,500 sf paying \$14.85 psf. Leased till 3/31/2028 (with option)
- Ample Parking
- Located Between Veterans Memorial Highway & Sunrise Highway

Asking Sale Price: \$ 2,400,000
Approximate Taxes: \$ 16,688.46

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Direct: [\(516\) 456-0108](tel:5164560108)
jeremy@metrorealtyservices.com

Exclusive Agent:

Michael F. Pisciotta
Licensed Real Estate Salesperson
Office: (631) 770-0700
Cell: [\(631\)-872-1180](tel:6318721180)
mike@metrorealtyservices.com

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Unit A



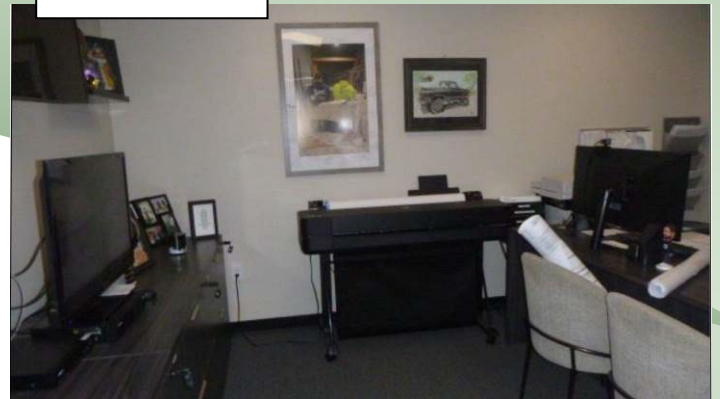
Unit A



Unit B



Unit B



Unit C



Unit C



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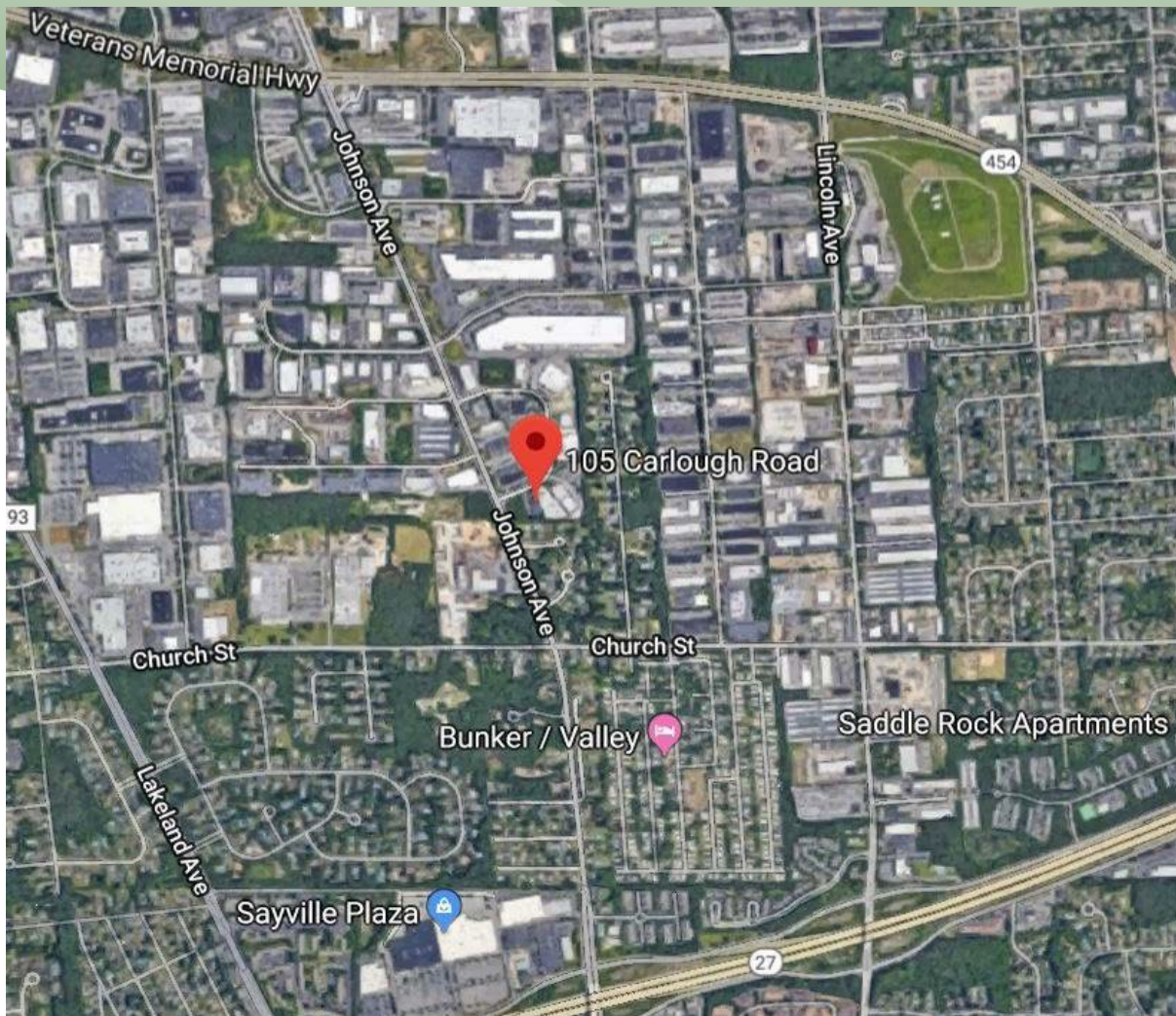
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