

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: \$ 17,400.39

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

For Sale | Industrial

105 Carlough Road, Bohemia NY 11716

Unit A



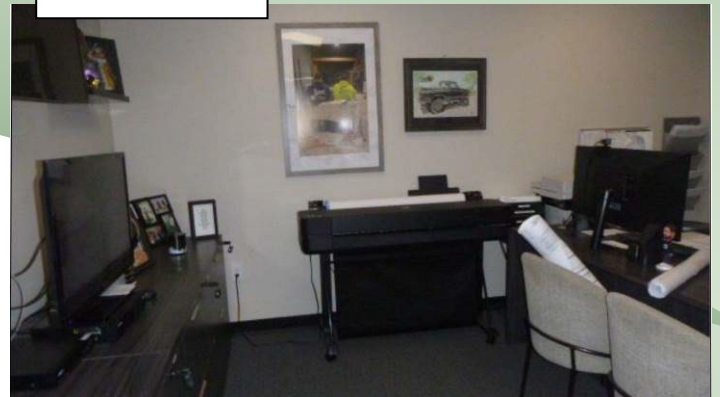
Unit A



Unit B



Unit B



Unit C



Unit C



METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

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

www.metrorealtyservices.com

Exclusive Agent:

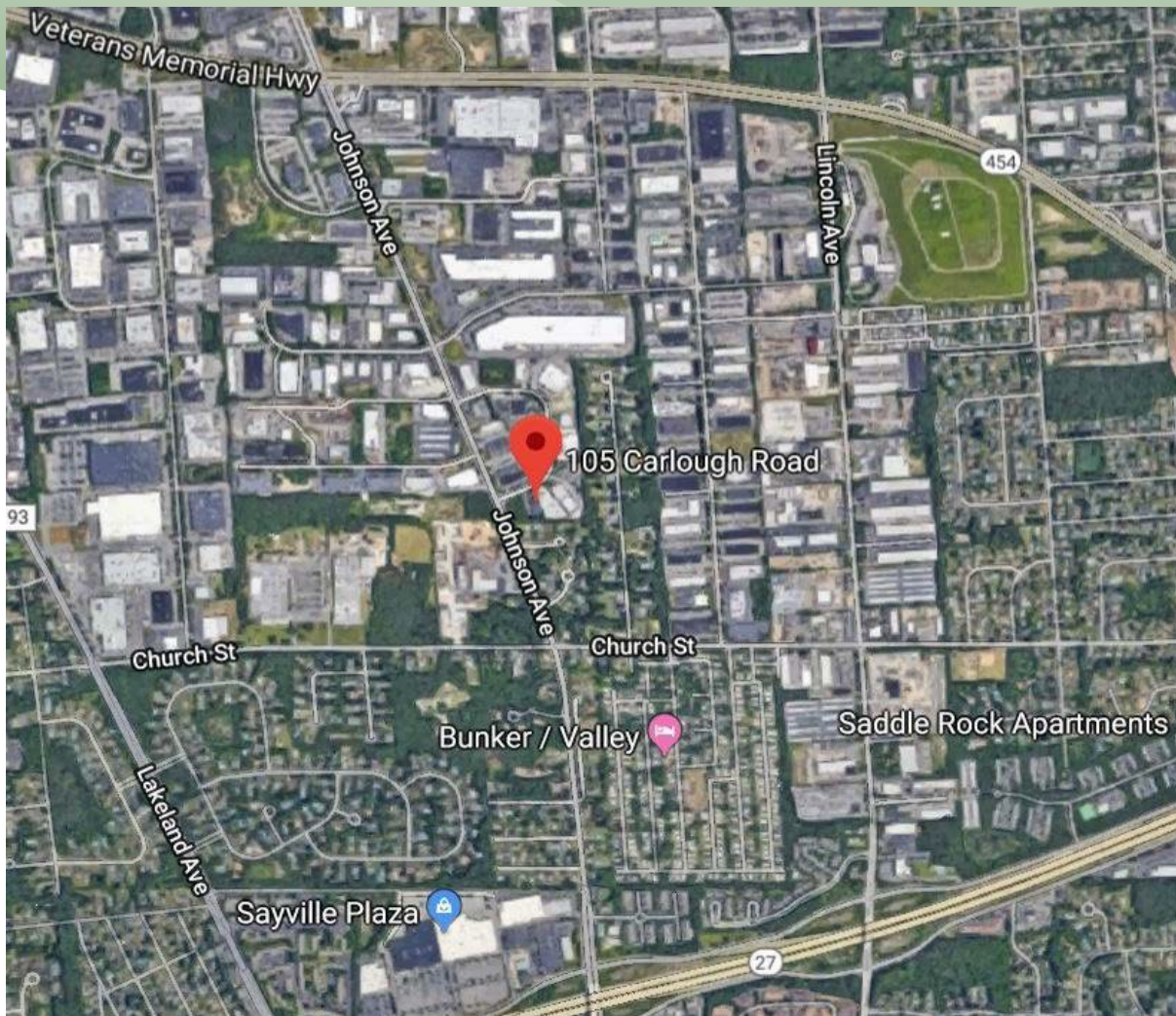
Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Direct: [\(516\) 456-0108](tel:5164560108)
jeremy@metrorealtyservices.com

Exclusive Agent:

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

For Sale | Industrial

105 Carlough Road, Bohemia NY 11716



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:(516)456-0108)

jeremy@metrorealtyservices.com

Exclusive Agent:

Michael F. Pisciotta

Licensed Real Estate Salesperson

Office: (631) 770-0700

Cell: [\(631\)-872-1180](tel:(631)872-1180)

mike@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.