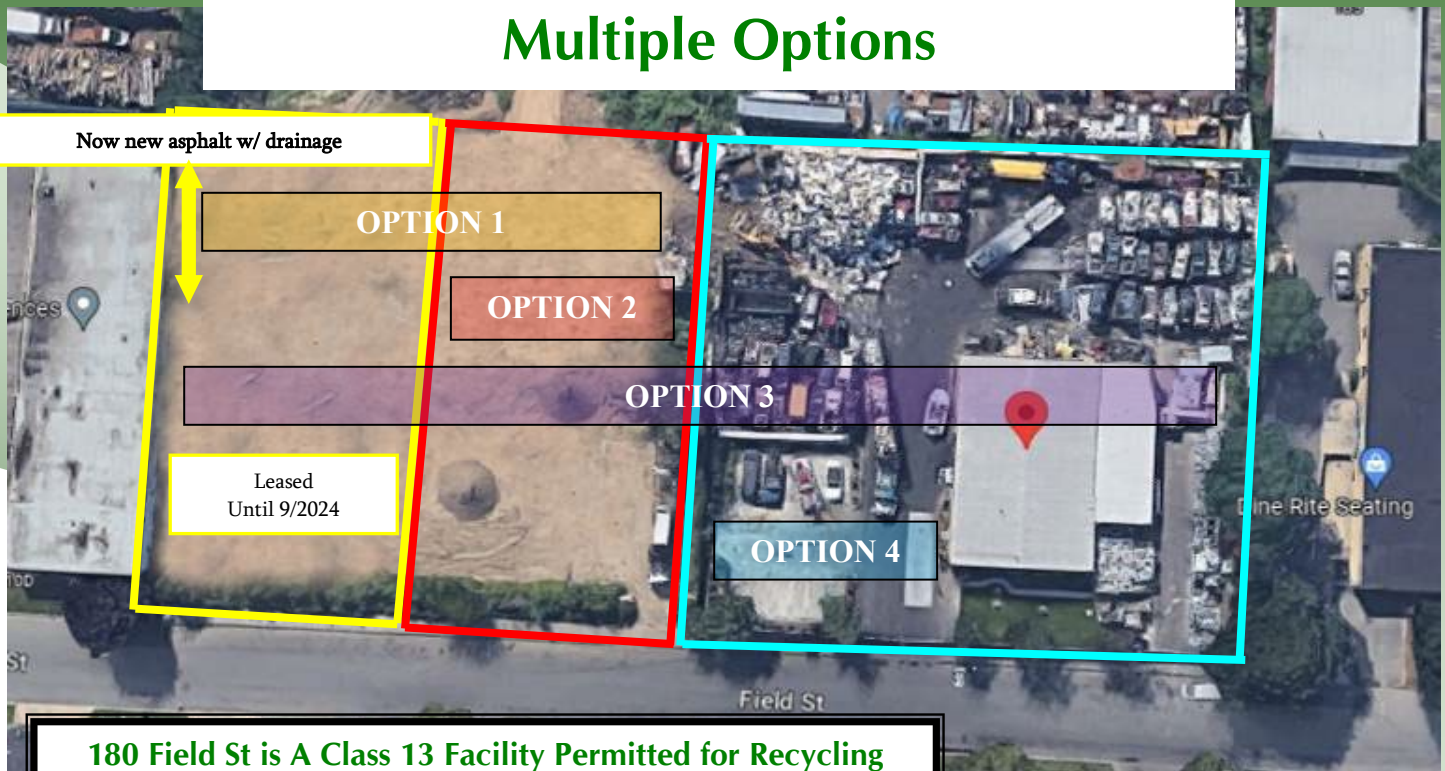


For Sale/Lease | Industrial
 170-180 Field Street, West Babylon, NY

Multiple Options



180 Field St is A Class 13 Facility Permitted for Recycling

OPTION 1 (170 Field St):

Lot Size: ± 1 Acre (200' x 200')
 Sale Price: \$3,499,000
 Taxes: \$7,786.99 / year
 Sec/Block/Lot: 73/2/30

- Secured Yard
- Located In Town Of Babylon (Zoned GB)
- Class 13 Facility Permit
- ½ Lot Has Brand New Asphalt With Drainage (Leased Through 9/2024 @ \$7,725.00 per month)

OPTION 2: (To Be Delivered Level)

Lot Size: ± .50 Acres
 Lease Price: \$10,000 / month

*** CAN BE COMBINED WITH **OPTION 4** ***

OPTION 3: (Business & Equip. Included)

Building: 5,200 sf (Steel Frame)
 Lot Size: ± 2 Acres
 Office: 10%
 Ceiling: 19' peak
 Power: 200 Amps
 Heat: Gas
 Roof: Dec 2005
 Sale Price: \$9,000,000 (Business & Equip)

OPTION 4 (180 Field St): (Equipment Can Be Purchased)

Building: 5,200 sf
 Lot Size: ± 1 Acres
 Sale Price: \$5,500,000
 Lease Price: \$30,000 / month
 Taxes: \$22,232.12 / year
 Sec/Block/Lot: 73/2/29

*** CAN BE COMBINED WITH **OPTION 2** ***

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: (631) 391-6359
jeremy@metrorealtyservices.com

For Sale/Lease | Industrial

170-180 Field Street, West Babylon, NY

EQUIPMENT LIST

- Scale (36' / 100,000 lbs)
- Cat 330 Excavator (2017)
- Cat 329 Excavator (2012)
- Kumatsu 320 Wheel Loader (2006)
- Kumatsu 320 Wheel Loader (2016)
- Kumatsu 380 Wheel Loader (2006)
- Case W14 Wheel Loader (1989)
- 3 Propane Forklifts (Hyster 4,000 lbs / Yale 4,000 lbs / Toyota 5,000 lbs)*all need a little work*
- 500 Gallon triple wall tank gas (2017) *above ground*
- 250 Gallon diesel tank (2017) *above ground*
- 250 Gas buggy
- Overbilt Car crusher (±2017)
- Skid steer (2006)
- 3 working compressors
- Tow Truck (2012)
- 4 Car Capacity Carrier (2017)
- Peterbilt Tractor (1991) with 3 Sided Trailor (2018)
- GMC tractor (1969)

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Main Warehouse



Kumatsu 380



Main Warehouse



Yale Forklift



Main Exterior



Scale



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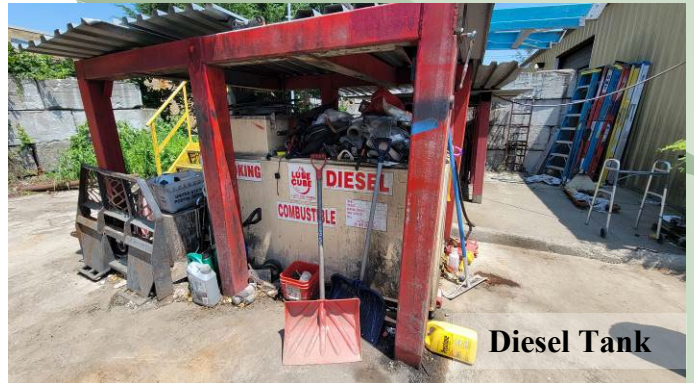
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500 Gallon Tank

Gas Buggy



Diesel Tank



4 Car Carrier



Peterbilt Tractor with 3 Sided Trailer

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Kumatsu 320



Tow Truck



Forklifts



Car Crusher & Kumatsu 320



Skid Steer



Rented Yard

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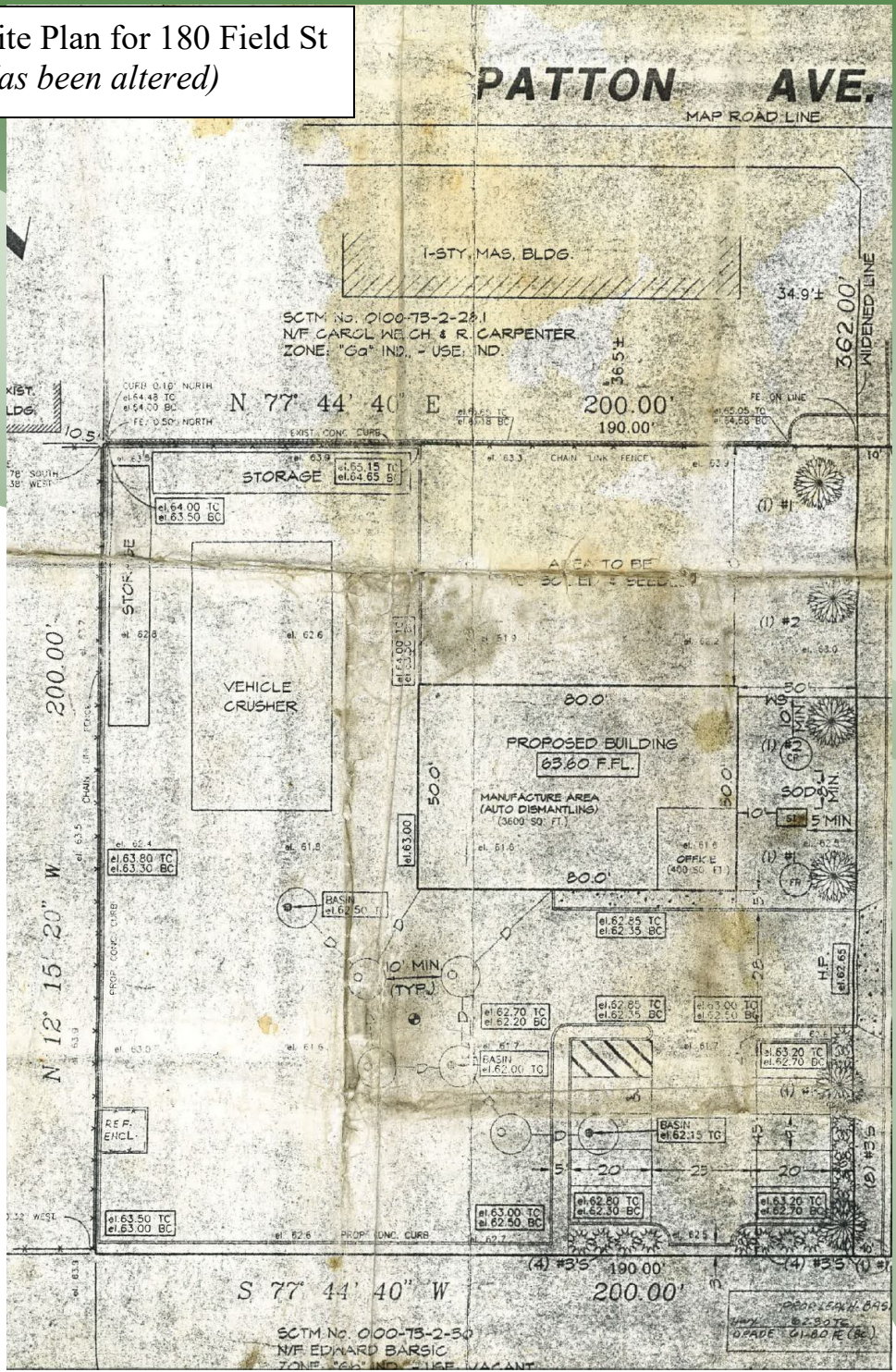
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Original Site Plan for 180 Field St
 (Has been altered)



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