

Available | Industrial  
231 Edison Ave, W Babylon, NY 11704



Building Size: 12,760 sf ±  
Lot Size: .63 acres ±  
Offices: 1,000 sf ±  
Ceiling Height: 12'6" ±  
Drive-Ins: 2  
Loading Docks: 1  
Power: Ample

- Located in The W Babylon Industrial Park
- Zoned Industrial GB Town of Babylon
- Located on the corner of Eads St
- 4 Executive parking spaces
- Rear yard w/ parking
- Easy access to Long Island Expressway
- Easy Access to Southern State Parkway

Lease Price: \$17.00 Gross  
Taxes: \$26,291.00 ±  
Available for Sale Call for pricing

**METRO**  
REALTY SERVICES LLC  
201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**Contact Exclusive Agent:**

Mark Timpone, Managing Partner  
Licensed Real Estate Broker

Direct: (516) 375-8069

[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)