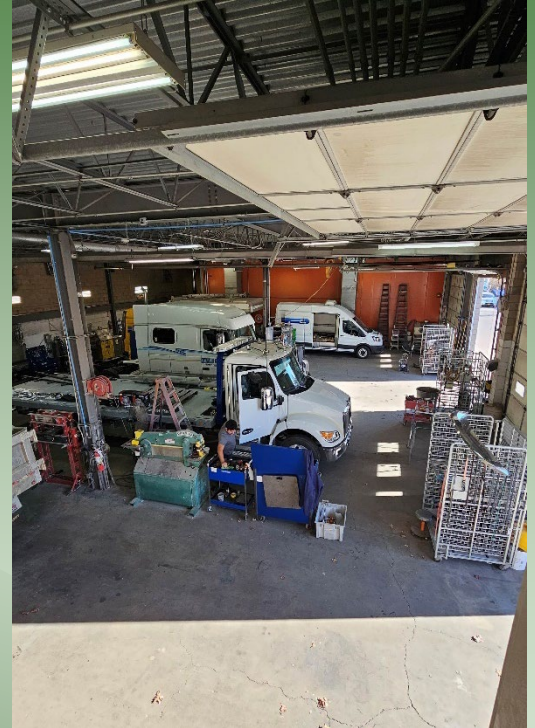


For Sale | Industrial

40 Corporate Dr, Holtsville, NY



Building Size: 7,200 sf ± (Footprint)
Lot Size: 1.05 acres ±
Offices: 15% ±
Legal Mezzanine: 1,200 sf ± (Storage)
Ceiling Height: 16' 9" ±
Loading: 4 Drive-Ins (14' x 12')
Heat: Gas
Power: 450 amps ±
Sec/Blk/Lot: Sec: 835 Block: 3 Lot 10

Asking Sale Price: \$ 2,500,000
Taxes: \$ 26,065.91 / year ±

- Airlines Throughout
- Set Up for Commercial Auto Body/Truck Repair Shop
- 15 Horsepower Compressor with Dryer
- 3-Ton Hoist in Shop
- 50' x 16' 4" Spray Booth with Mixing Room
- Brand New Camera & Alarm System Throughout
- LED Upgraded Lighting Throughout
- Brookhaven Industrial L1 Zoning
- Equipment Can Be Included
- Roof & HVAC ± 4 Years Old
- Brand New Hot Water Heater

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

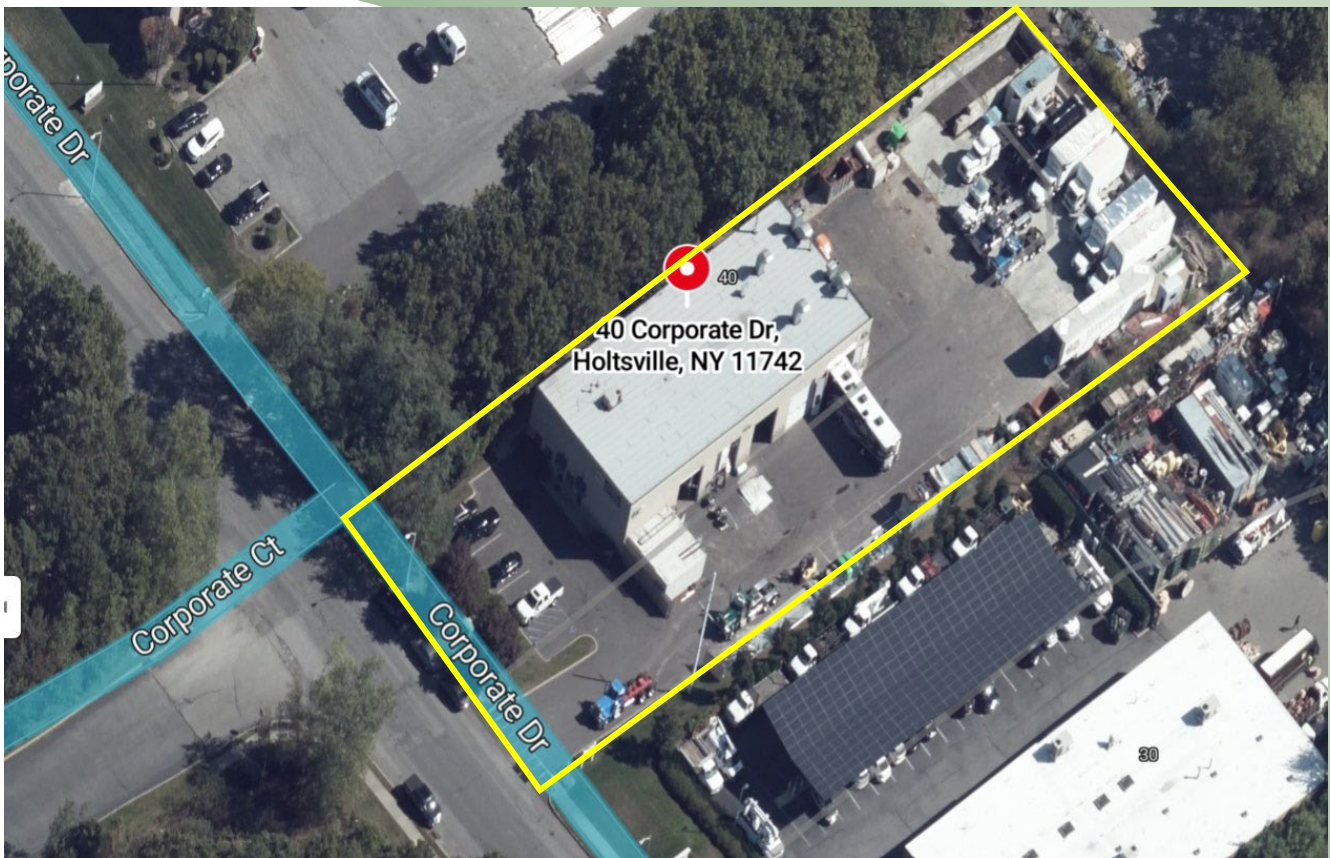
Managing Partner

Cell: [\(516\) 456-0108](tel:5164560108)

jeremy@metrorealtyservices.com

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For Sale | Industrial

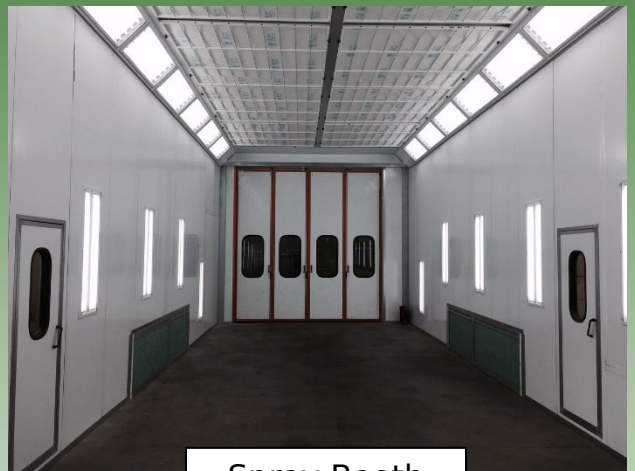
40 Corporate Dr, Holtsville, NY



Hoist



Compressor



Spray Booth



Main Warehouse



Office / Showroom



Mixing Room



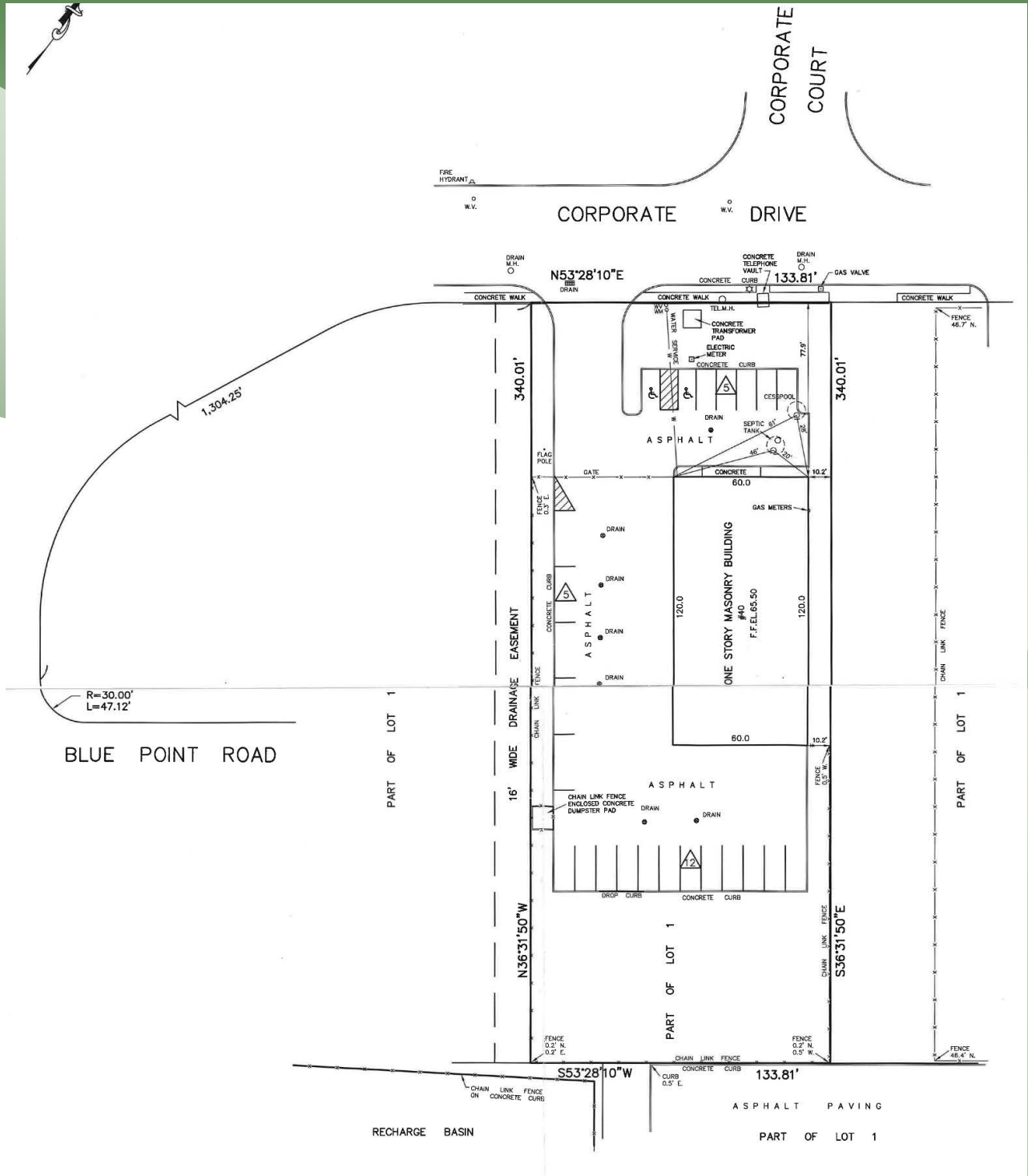
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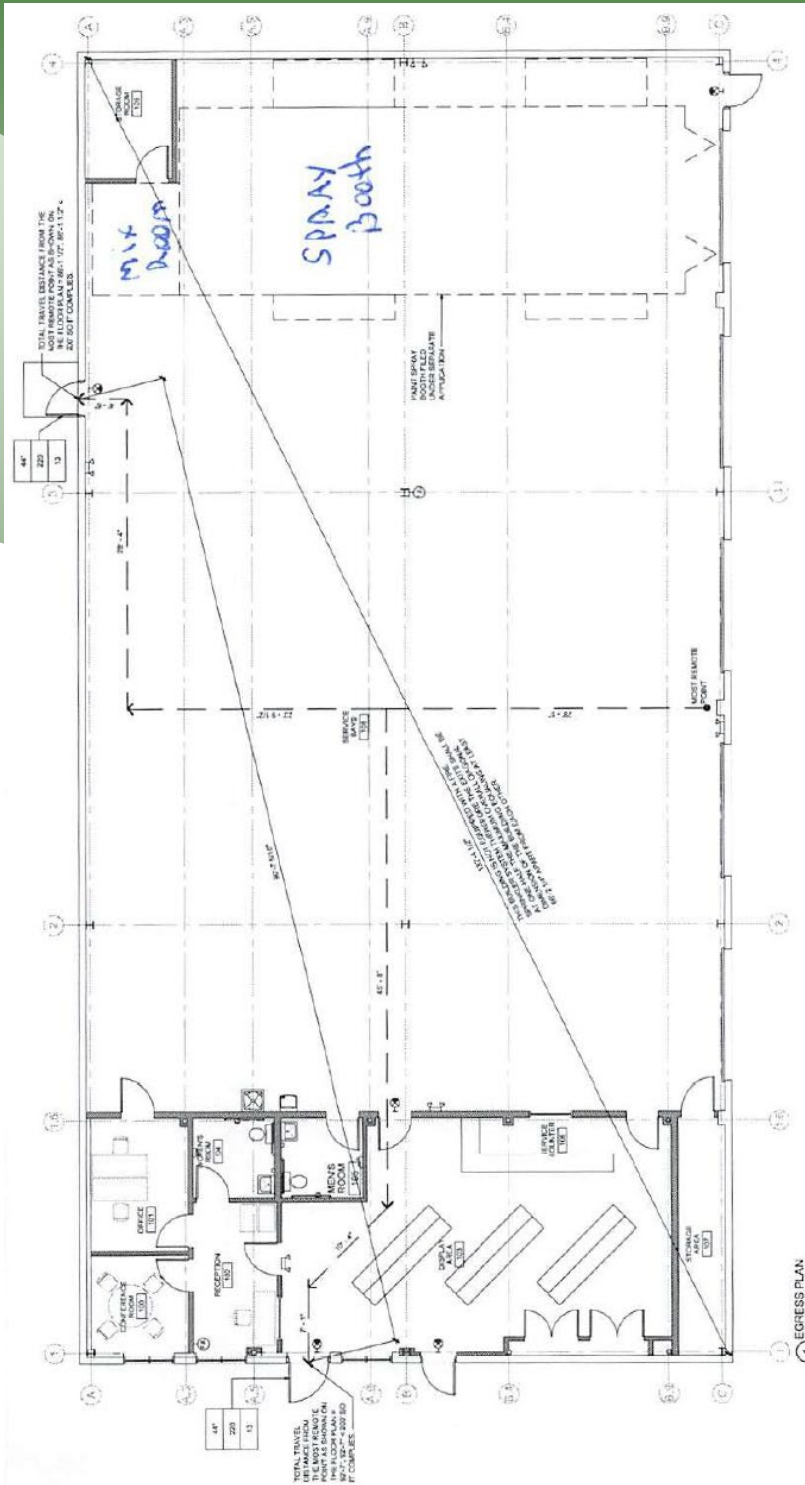
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Managing Partner

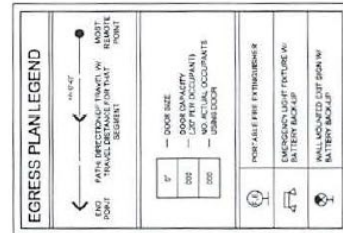
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For Sale | Industrial 40 Corporate Dr, Holtsville, NY



Floor Plan



BUILDING CODE ANALYSIS FOR NEW YORK STATE																									
<p>APPLICABLE CODE REFERENCE:</p> <ul style="list-style-type: none"> 2010 EDITION INTERNATIONAL BUILDING CODE (IBC) 2010 EDITION NEW YORK STATE BUILDING CODE 2010 EDITION NEW YORK STATE FIRE ALARMS AND SIGNALING CODE 2010 EDITION NEW YORK STATE ELECTRICAL CODE 2010 EDITION NEW YORK STATE MECHANICAL CODE 2010 EDITION NEW YORK STATE PLUMBING CODE 2010 EDITION NEW YORK STATE SAFETY CODE 2010 EDITION NEW YORK STATE WORKING SAFETY CODE 	<p>PLUMBING FIXTURE CALCULATIONS:</p> <p>BOYS - TABLE 202.1 USE GROUP S-1 - MAINTENANCE HAZARD STORAGE TOTAL OCCUPANT LOAD = 26 OCCUPANTS 25 F - 123 WORKERS 123 MEN</p> <table border="1"> <tr> <th>FIXTURE</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>WATER CLOSET</td> <td>1</td> <td>1</td> </tr> <tr> <td>WATER CLOSET</td> <td>1</td> <td>1</td> </tr> <tr> <td>URINALS</td> <td>1</td> <td>1</td> </tr> <tr> <td>WATER CLOSET</td> <td>1</td> <td>1</td> </tr> <tr> <td>SPRINKLING</td> <td>1</td> <td>1</td> </tr> <tr> <td>FOUNTAIN</td> <td>1</td> <td>1</td> </tr> <tr> <td>SINK</td> <td>1</td> <td>1</td> </tr> </table>	FIXTURE	REQUIRED	PROVIDED	WATER CLOSET	1	1	WATER CLOSET	1	1	URINALS	1	1	WATER CLOSET	1	1	SPRINKLING	1	1	FOUNTAIN	1	1	SINK	1	1
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SINK	1	1																							
<p>OCCUPANT LOAD CALCULATIONS:</p> <p>BOYS - TABLE 103.1.2 BUSINESS AREA - 1 OCCUPANT PER 100 SQ. FT. TOTAL BUSINESS AREA = 1000 SQ. FT. = 10 OCCUPANTS TOTAL BUSINESS AREA = 1000 SQ. FT. = 10 OCCUPANTS TOTAL BUSINESS AREA = 1000 SQ. FT. = 10 OCCUPANTS</p> <p>EGRESS WIDTH CALCULATIONS:</p> <p>BOYS - TABLE 103.1.2 TOTAL OCCUPANT LOAD = 26 OCCUPANTS OTHER EGRESS COMPONENTS = 250 TOTAL OCCUPANT LOAD = 276</p> <p>TRAVEL DISTANCE:</p> <p>BOYS - TABLE 103.1.2 SECTION ON THIS SUBJECT FOR ACTUAL DISTANCE & TRAVEL DISTANCE FOR ALL AREAS UNDER THE 200 FOOT MAXIMUM PER IBC CODE.</p>	<p>EGRESS PLAN LEGEND:</p> <p>DOOR SIZE DOOR QUALITY DOOR TYPE DOOR LOCATION</p> <p>PORTABLE FIRE EXTINGUISHER EGRESS DOOR FEATURE EXIT SIGN</p>																								
<p>PROPOSED TYPE OF WORK:</p> <ul style="list-style-type: none"> NEW CONSTRUCTION ALTERATION LEVEL 1 ALTERATION LEVEL 2 ALTERATION LEVEL 3 OTHER 	<p>EGRESS PLAN LEGEND:</p> <p>DOOR SIZE DOOR QUALITY DOOR TYPE DOOR LOCATION</p> <p>PORTABLE FIRE EXTINGUISHER EGRESS DOOR FEATURE EXIT SIGN</p>																								
<p>BUILDING INFORMATION:</p> <p>CONSTRUCTION TYPE BUILDING HEIGHT OCCUPANCY USE GROUP TOTAL BUILDING SQUARE FOOTAGE EQUIPPED BY THE SPRINKLER SYSTEM</p>	<p>EGRESS PLAN LEGEND:</p> <p>DOOR SIZE DOOR QUALITY DOOR TYPE DOOR LOCATION</p> <p>PORTABLE FIRE EXTINGUISHER EGRESS DOOR FEATURE EXIT SIGN</p>																								

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