

For Sale Or Lease | Industrial

441 Falmouth Rd, West Babylon, NY



Building Size: 4,600 sf ±
Lot Size: 0.29 acres ±
Offices: 1,600 sf ±
Ceiling Height: 13' ±
Loading: 2 Drive-Ins (1 Oversized 12' x 24')
Heat: Oil
Power: 200 amps
Township: Babylon
Zoning: GA Industrial
Section-Block-Lots: 145-5 / 71.001 / 72

Asking Sale Price: \$1,499,000.00
Asking Lease Price: \$10,000.00 / Per Month Gross
Taxes: \$15,764.49 / year ±

- Footprint 3,800 sf
- Large Fenced Yard
- Corner Property - 2 Curb Cuts
- Column Free in Warehouse
- Renovated in 2017:

- ▶ New LED Lighting
- ▶ New HVAC
- ▶ New Hot Water Heater
- ▶ New Oversized Gate
- ▶ New Garage Doors
- ▶ New Landscaping
- ▶ New Camera System

- Brand New Parking Lot In 2023
- Roof Recoated In 2023
- Owner financing possible

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

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LOT COMPLETELY REDONE SINCE PHOTO



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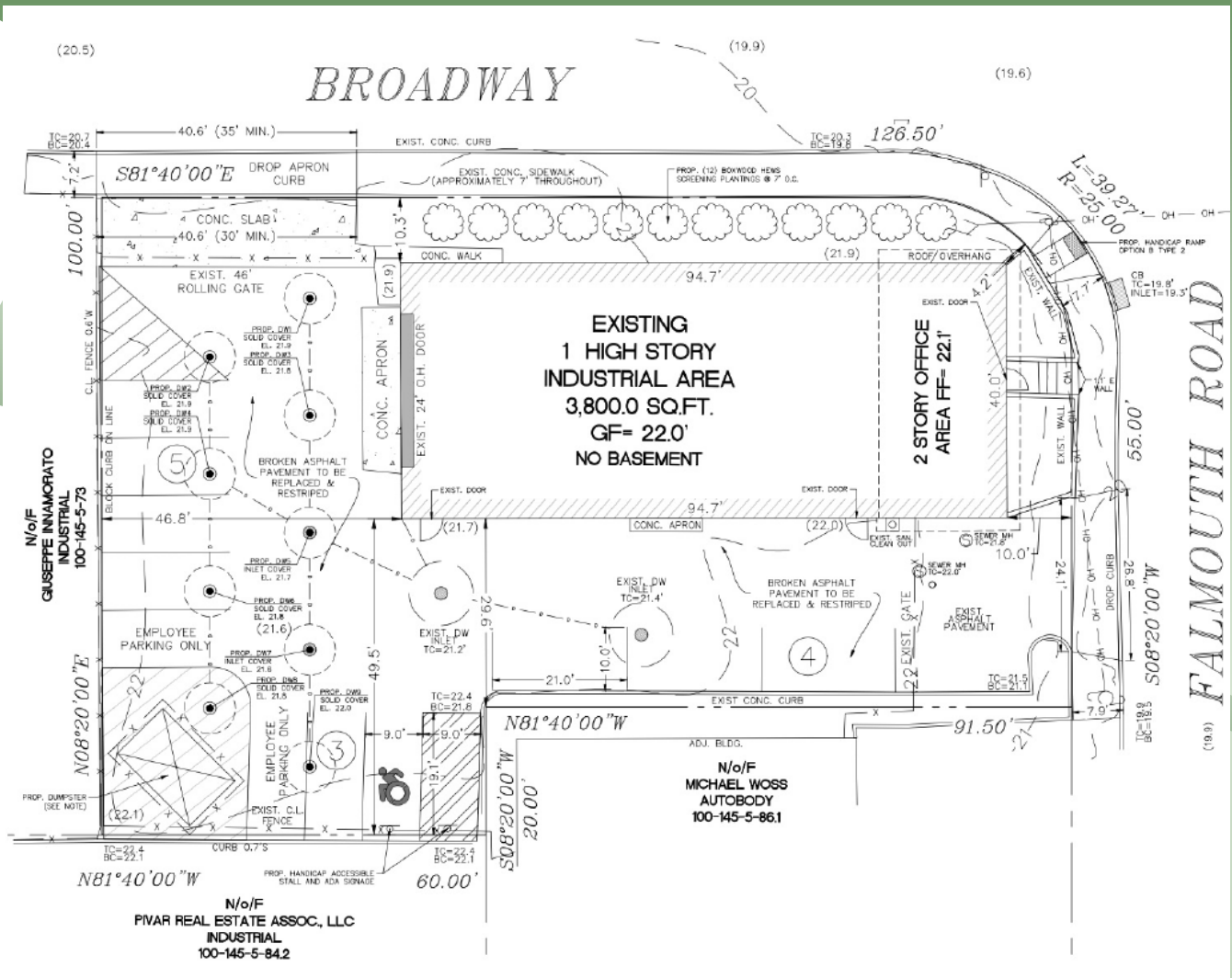
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