

For Sale or Lease ~ Industrial ~ Cross-Dock

**127 Dale Street**

W Babylon, NY 11704

**METRO**  
REALTY SERVICES LLC

Exclusive Representation / Inspections by appointment only

*Sold*



Comments:

- Dock lights
- Edge of dock levelers
- Ramp from ground to dock
- 16 door positions under cover inside  
"Interior loading bays/area" 50' x 200'
- 28' trailer can be left under cover hooked up and backed in against dock
- 35' concrete apron around the entire dock
- separate managers office
- General office area w/ restroom
- Break room w/ restroom
- Fenced property (6' chain link)
- Back up Generator
- 32 Cross Doors (4 End Doors)

**Lease Price: \$700.00 per door NNN**

**Sale Price: \$4,500,000.00**

**Taxes: \$106,000.00 +/-**

Building Size:	22,500 square feet
Lot Size:	3.7 acres
Offices:	2,250 square feet
Ceiling Height:	13' in the dock area 17" above in the interior loading area
Sprinklers:	Dry
Docks:	36
Heat:	Gas

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Mark Timpone, Licensed Real Estate Broker  
Managing Partner

(631) 391- 6361

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

Metro Realty Services, LLC

1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735

T (631) 770-0700 ~ F (631) 770-0710

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- Property dimensions are approximately 400' x 400'
- Lot size is approximately 3.7 acres with a 3.2 acre fenced lot
- Separate employee parking lot
- 35' concrete pad around dock
- 2 gates / 6' chain link fence
- 32 cross doors with 4 end doors

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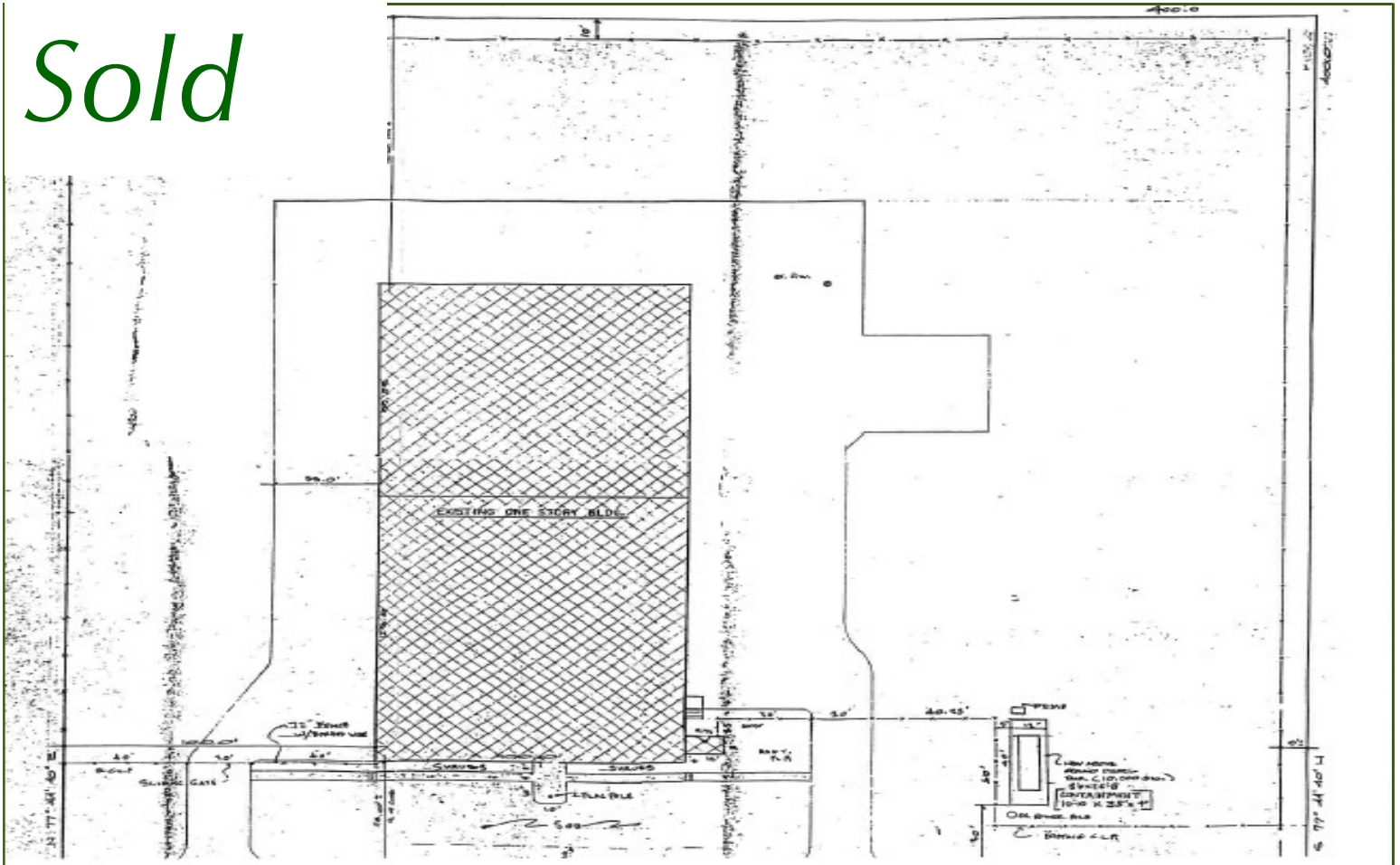
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