



Alliance Real Estate Corp.

As **exclusive agent**, we are pleased to announce the availability of the following property:

INDUSTRIAL BUILDING FOR SALE

Asking: ~~\$4,950,000~~ \$3,995,000 (\$133 PSF)

**400 Smith Street
Farmingdale, NY 11735**



Major Price Reduction!!

BUILDING DETAILS / HIGHLIGHTS:

Building Size:	+/- 30,000 SF
Office Space:	+/- 10%
Lot Size:	+/- 1.67 Acres
Zoning:	GA-Industry (Light)
RE Taxes (2016):	\$59,777.77 /Annum
Parcel ID:	Sec: 5; Block: 1; Lot: 8
Ceiling Ht.	+/- 15' Clear
Loading:	1 Drive In 1 Dock (2 additional possible)
Heat:	Gas
Power:	Heavy (2,000 Amps)
Sprinklered:	Yes
A/C:	Fully
Parking:	Abundant
Sewered:	Yes

- Immaculate Manufacturing/Distribution facility located in North Farmingdale.
- Functional loading area with potential for multiple docks and drive ins.
- Great column spacing, approximate 33' x 28'.
- Ability to drive around the building.
- Roof less than 10 years old.
- All new glass windows in warehouse.
- Close to all major highways and LIRR (Farmingdale & Pinelawn Stations).
- Town of Babylon IDA Tax Benefits Available.
- Seller will consider a sale/leaseback.

For further information or to arrange an inspection, please contact exclusive brokers:

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerecorp.com

GARY J. CHIMERI
Director
(631) 392-0784 Ext. 105
(516) 286-5177 Cell
gchimeri@alliancerecorp.com

44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerecorp.com

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