



Alliance Real Estate Corp.

EXCLUSIVE

2100 Deer Park Ave, Suite 1, Deer Park NY 11729 (631) 392-0784 Fax: 392-0785

As exclusive agents we are pleased to announce the availability of the following property:

Wyandanch Industrial Building for Sale 38-42 Wyandanch Ave 27,500 sf +/-



Building Specs:

Size:	27,500 sf +/-	Heat:	Gas
Lot:	3 Acres +/-	Loading:	13 Loading Docks
Office:	3,000 sf +/-		2 Drive-Ins
Height:	22' clear +/-	Zoning:	Industrial GA
Power:	Heavy	Taxes:	\$80,811.02

Comments: Two (2) Acres +/- Fully Paved Yard w/drainage / Partially Zoned Outside Storage / Building Expandable to 50,000 sf +/- / Possible Town of Babylon IDA Tax Abatement / Power Distribution Through Out Warehouse Excellent Parking for Vehicles / Trailers / Containers Minutes from all Major Highways

Sale Price: \$2,650,000. *Submit all Offers*

For further information or to arrange an inspection contact:

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