



Alliance Real Estate Corp.

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

INDUSTRIAL BUILDING FOR SALE or LEASE Asking: \$875,000 (\$145.83 PSF) *reduced!

**1531 Smithtown Avenue
Bohemia, NY 11716**



OWNER MOTIVATED!

BUILDING DETAILS / HIGHLIGHTS:

- Building Size:** +/- 6,000 SF
- Lot Size:** +/- 0.58 Acres
- Zoning:** Industrial-1
- RE Taxes (2017):** +/- \$19,131 /Annum
- Ceiling Ht.:** 14' Clear
- Loading:** 2 (10'x12') Drive Ins
- Heat:** Gas
- Power:** 400 Amps (split)
- A/C:** Offices Only
- Occupancy:** Arranged
- Parking:** 16 Cars

- Multi-tenanted industrial-warehouse building.
- Can be delivered vacant or with a tenant in 1,000 sf of office space paying \$1,330 /mo. **Great user/investor opportunity!**
- Signage
- Owner willing to demolish offices to suit.

Site Survey Attached

SPACE AVAILABLE FOR LEASE			
Available	Features	Lease Price	Occupancy
A) 3,500 SF	1,000 SF Office, 2,500sf Warehouse, (1) OH Door, (1) Bathroom	\$12.50 PSF /Gross + CAM	Immediate
B) 1,500 SF	(1) 10'x10' Office, (1) OH door, (1) Bathroom	\$13.50 PSF /Gross + CAM	Immediate

For further information or to arrange an inspection, please contact exclusive broker(s):

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

LUCIANO OLIVERIO
Associate
(631) 392-0784 Ext. 109
(516) 852-3757 Cell
loliverio@alliancerecorp.com

NIKO KHETAGURI
Associate
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
nkhetaguri@alliancerecorp.com

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

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or Other terms and conditions, prior to sale, lease, financing or withdrawal without notice.

E
X
C
L
U
S
I
V
E

