

20 RAILROAD ST

FOR SALE OR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

| | |
|--------------------------|-----------------|
| BUILDING SIZE: | 25,000 SF |
| AVAILABLE SPACE: | 25,000 SF |
| OFFICE: | 1300 |
| CEILING HEIGHT: | 16' - 28' |
| HEAT: | GAS |
| POWER: | 0 AMPS |
| SEWER: | |
| SPRINKLERED: | |
| PARKING: | 40 |
| OCCUPANCY: | |
| ASKING LEASE PRICE: | \$ 14.75 |
| ASKING SALE PRICE: | \$ 4,950,000.00 |
| NUMBER OF LOADING DOCKS: | 2 |
| DRIVE INS: | 3 |

PROPERTY FEATURES

- -LOCATED ON NASSAU/SUFFOLK BORDERLINE
- - LEGAL OUTSIDE STORAGE PERMITTED
- -SURROUNDED BY LARGE LABOR FORCE
- -WALKING DISTANCE TO LIRR
- NOTE: POSSIBLE SALE WILL BE CONSIDERED

FOR MORE INFORMATION CONTACT BOKERS:
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