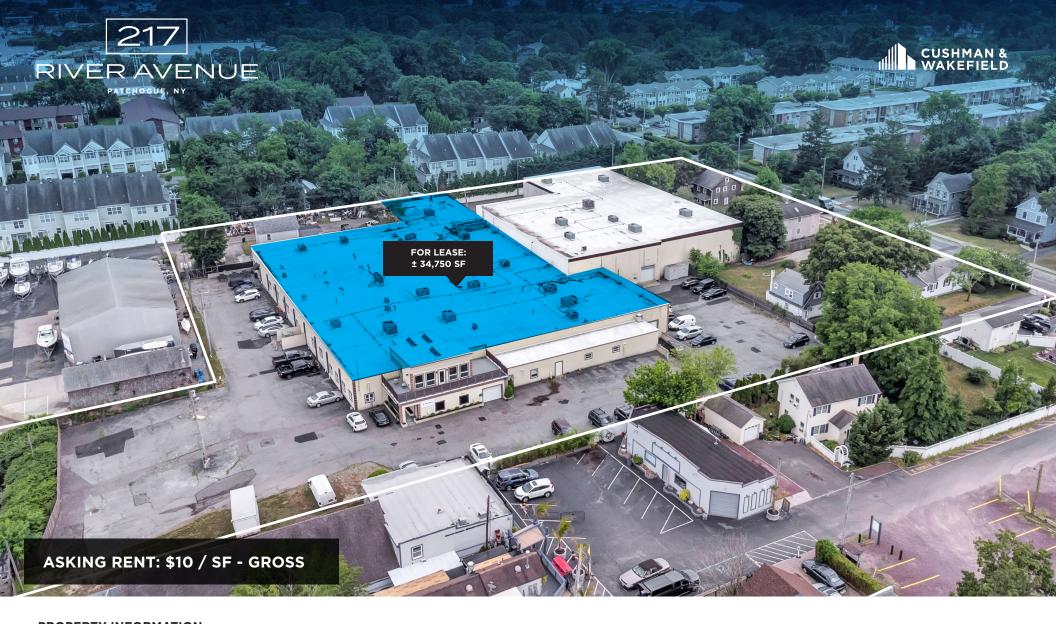




PATCHOGUE, NY

FOR SHORT-TERM LEASE: ± 34,750 SF INDUSTRIAL MANUFACTURING BUILDING





PROPERTY INFORMATION

Address: 217 River Avenue, Patchogue, NY 11772

Property Type: Industrial Manufacturing

Year Built: 1930 (Renovated 1970)

Total Available Square Feet:

± 34,750 SF

Office Area: ± 5.000 SF

Site: ± 4 Acres

Clear Height: 12' Clear

Power: 2500 Amps / 277Y / 480V

Loading: 1 Dock / 1 Drive-In

Real Estate Taxes: Included in Rent

Special Features: Extensive Electric Distribution

Epoxied Floors

Compressed Air Lines

High End Executive Suite

Fully Air Conditioned

PHOTOS













FOR SHORT-TERM LEASE: ± 34,750 SF INDUSTRIAL MANUFACTURING BUILDING



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