94,430 SF Industrial Investment

Available For Sale

SCHACKER REALTY

263 Merritt Ave, Wyandanch



Specifications:

Lot Size:	5.80 Acres
Building Size:	94,430 SF
Office Space:	4,674 SF
Ceiling Height:	15.0’ @ 78,718 SF 22.0’ @ 15,712 SF
Loading:	14 Loading Docks 3 Drive-in Doors
Power:	5000 Amps
Utilities:	Gas heat Fully sprinklered Air conditioned offices
Built:	1970

Pricing and Timing:

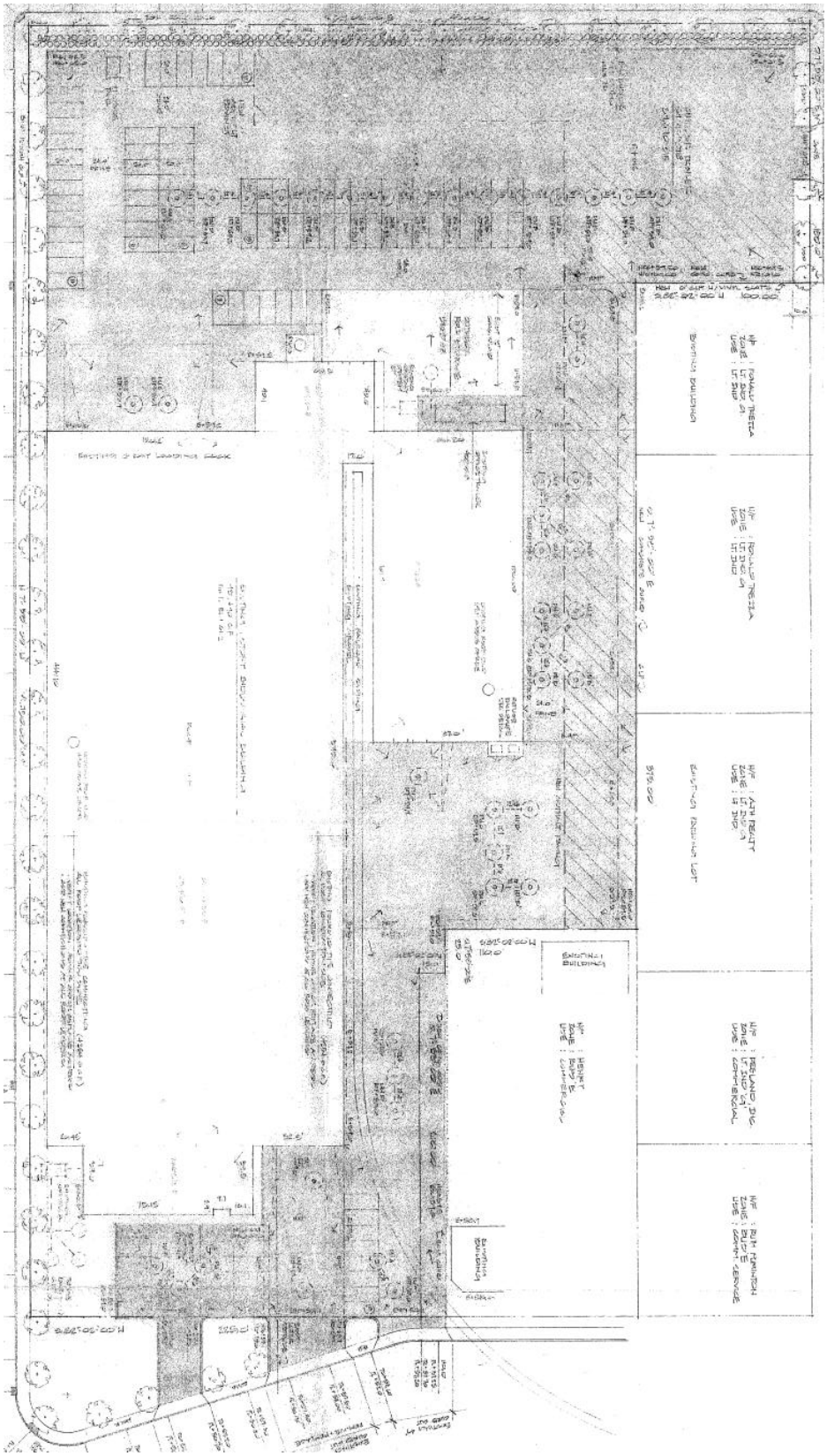
Sale Price:	Negotiable / Submit offers
Taxes:	$190,710.58 ($2.02/SF)

Features:

- Currently Occupied by single Tenant
- Extensive power distribution
- 6 Car rail siding
- Walking distance to the Wyandanch LIRR
- Industrial G Zoning – Town of Babylon

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Site Plan



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