



Your Corporate Real Estate Departmentsm

***47,050 Square Foot Building for Sale - or-
21,813 Square Foot Industrial Unit Available for Lease***
71 East Industry Court, Deer Park, New York

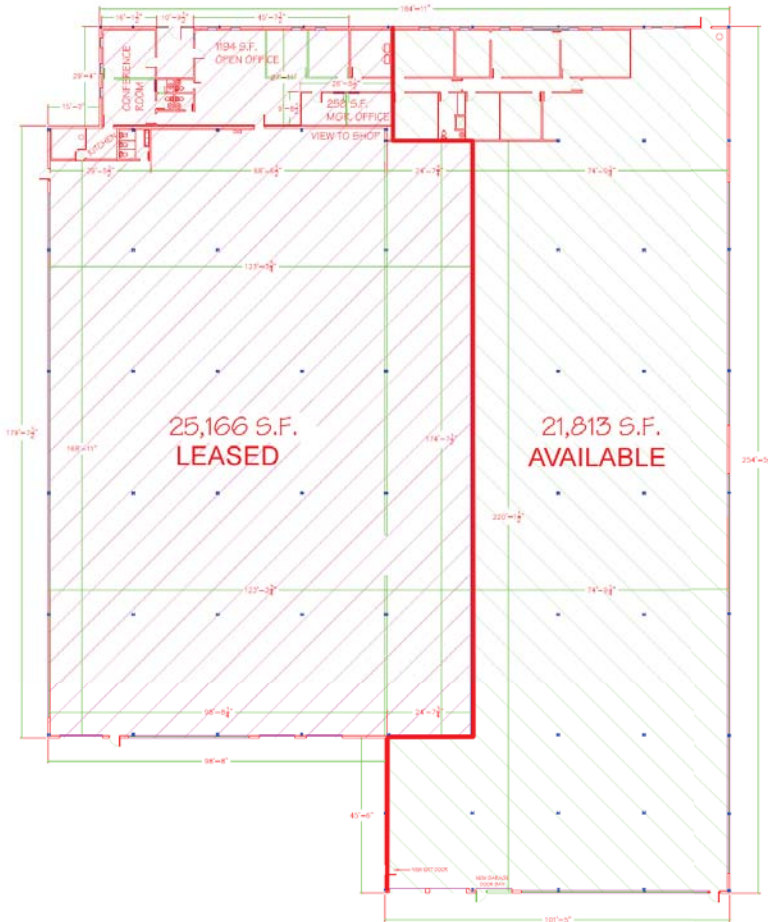


71 East Industry Court is a 47,050 square foot industrial building situated on 2.5 acres. Located minutes off the Long Island Expressway, Southern State and Sagtikos Parkways in Deer Park, New York.

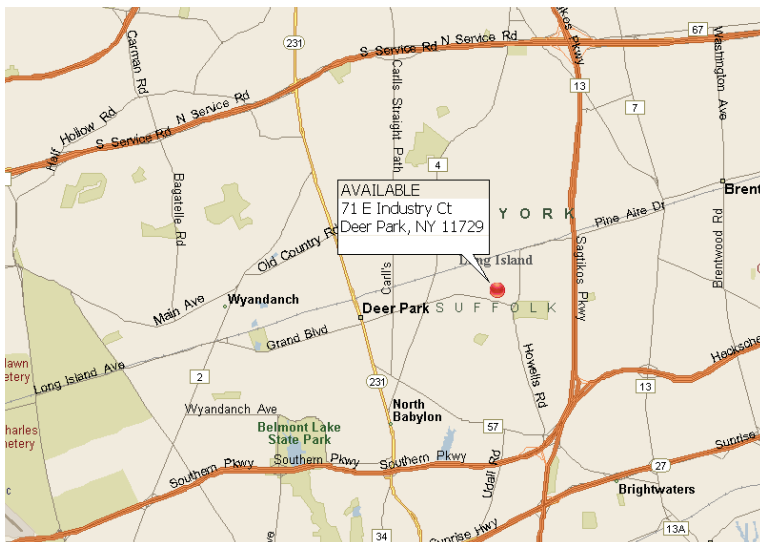
- 21,813 square feet available for lease
- Finish to suit
- Fully sprinklered, gas heating
- Building recently renovated, inside and out
- Over 150 parking spaces available for entire building



Your Corporate Real Estate DepartmentSM



FLOOR PLAN



**71 East Industry Court
Deer Park, New York**

Description:

One unit of 21,813 square feet is available for lease or the entire 47,050 square foot building situated on 2.5 acres is for sale. Oversized fenced yard.

Location:

Minutes off the Long Island Expressway, Southern State and Sagtikos Parkways. LIRR train station nearby. Located 2 blocks from Tanger Outlets.

Parking:

150 parking spaces available for entire building.

Space for Lease:

- Office space: 10%, finish to suit
- Ceiling Height: 14' foot clearance
- Heat: Gas
- Power: 600 amps
- Sprinkler: Yes
- Loading: 2 loading docks
1 Drive-in door

Occupancy:

Immediate

Sale:

\$89.00 per square foot

Rental:

\$5.95 per square foot gross

Taxes:

\$1.75 per square foot

For further information:

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