

# 1716 CHURCH ST

## FOR SALE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

BUILDING SIZE:	5,200 SF
AVAILABLE SPACE:	5,200 SF
OFFICE:	1040
CEILING HEIGHT:	16'
HEAT:	
POWER:	200 AMPS
SEWER:	
SPRINKLERED:	
PARKING:	0
OCCUPANCY:	
ASKING LEASE PRICE:	\$ 0.00
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	1
DRIVE INS:	1

### PROPERTY FEATURES

- -5,200 SF INDUSTRIAL CONDO FOR INVESTMENT SALE. NEW 5 YEAR LEASE JUST SIGNED WITH CREDIT TENANT AT \$12.00 PSF MODIFIED GROSS, CAM \$.80 PSF.
- -LOCATED ON BUSY CHURCH STREET, JUST OFF VETERANS HIGHWAY AT SUNRISE
- HIGHWAY.
- -IN CLOSE PROXIMITY TO THE LONG ISLAND EXPRESSWAY AND LI MACARTHUR AIRPORT.

FOR MORE INFORMATION CONTACT BOKERS:

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