

A V A I L A B L E

(Land and buildings)

IN RIVERHEAD, Long Island , N.Y.

=

On 3 way major intersection adjacent to Route 58

= 8 acres of Land (zoned industrial A) Next to commercial.

= Front property w/ one main building 8,000 sq. ft.

Solid construction (cement blocks) 8 O/H D (12'x14') insulated (2 doors w/ remote controls) Oil heat – hot air – main plant plus 2 O/H hot air heat units, "thermopride". Ceiling fans . Cement floors. Steel windows (large). Office within the building .

= Loading dock 60' L. solid cement with side walls and steel railing. One 8'x 12' Leaching pool for drainage. Cement blocks dock housing 16'x24' w/mechanical lift + O/H door. Outside large parking area asphalt paved. One office building (free standing) frame and cement block, about 770 sq. ft., w/main office + second room w/shower. Electric hot water heater +bath room. Oil hot air heating unit-baseboard-

Floor heat. Window A/C w/ 220 v line. Double hung windows all around and picture window in the inner room. Ample parking asphalt paved.

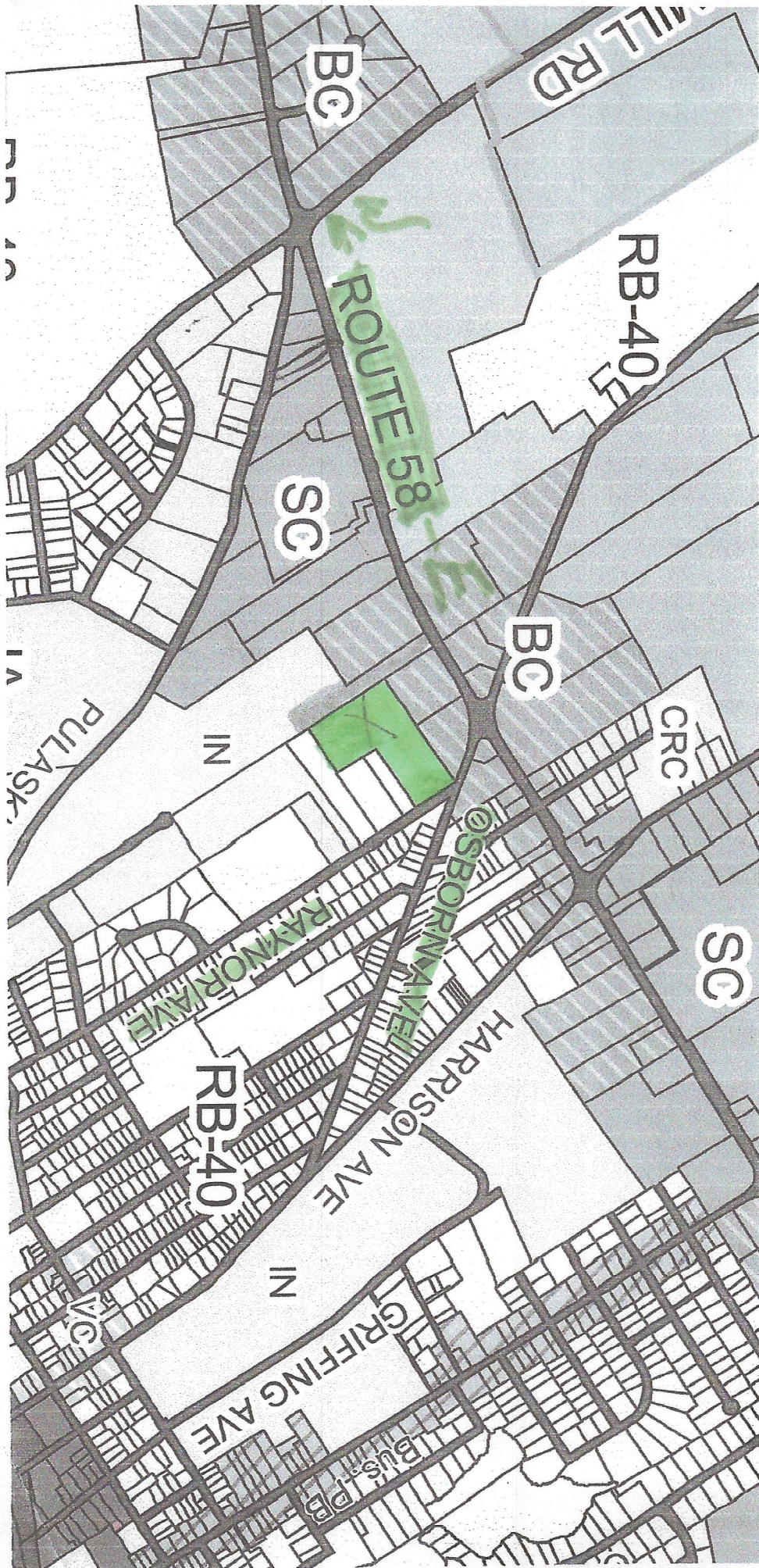
Inside the building on the E. side – fronting the O/H door

One solid steel unit of electric/hydroelectric LIFT system has been installed as second “loading dock”

(3 phase el-current)

Front and side yard landscape and oak trees. Sewer available and high water pressure supply. Property 2 miles east of LIE.

For Info: call owner (631) 353-9205



11/10/08