



For Sale or Lease > Turnkey Industrial Property

108 Lamar Street
West Babylon, NY



Property Features

- Turnkey industrial building
- 1,100 SF C/O mezzanine (not included in square footage)
- Brand new electrical and heating systems
- New LED lighting throughout
- 21 high definition cameras & alarms on every window and door
- Building naturally divides to rent out 1,000—3,000 SF to tenant
- ADA compliant bathrooms

8,540 Square Feet



- +/- 0.46 Acres
- +/- 1,100 square foot office space
- 15' clear ceiling height
- 1 combination dock/ drive in
- 1 drive in
- 600a @ 480v (3 phase)
- Gas heat

Real Estate Taxes

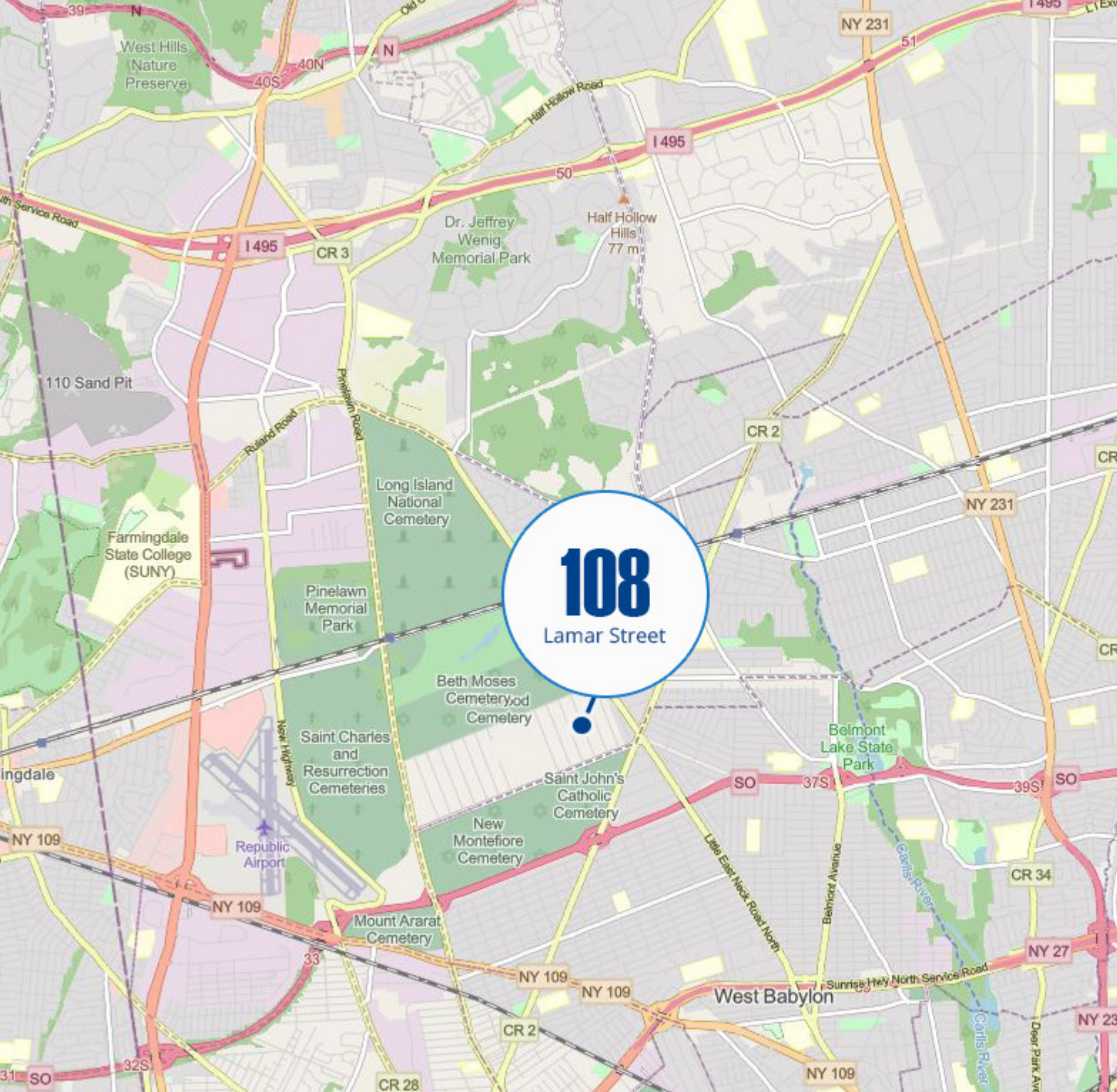
\$24,021.02

Asking Sale/Lease Price

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