

132 LINCOLN STREET COPIAGUE, NY

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EXCLUSIVE AGENTS

**TWO STORY INDUSTRIAL BUILDING
FULLY EQUIPPED R&D/LABORATORY
POSSIBLE WAREHOUSE CONVERSION**

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BUILDING PROFILE

- > +/- 0.67 acre plot
- > +/- 9,250 SF first floor
- > +/- 9,250 SF second floor
- > 1st floor ceiling height: 13'3"
- > 2nd floor ceiling height: 9'10"
- > 1 Dock/Drive In combination
- > Fully A/C and sprinklered
- > 2,500a @480v Power
- > On Sewers

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HIGHLIGHTS

- > Passenger elevator
- > Fenced parking and security system
- > Office space consists of open bullpen, private offices, kitchenette and conference rooms
- > Wet lab space equipped with work benches with ventilation hoods, hazardous waste room, controlled substance room, emergency showers, eye wash stations, men's and women's locker-rooms and break room
- > Town of Babylon - Section 174 I Block 4 I Lots 52.4

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18,500 SQUARE FEET

PROPERTY PHOTOS

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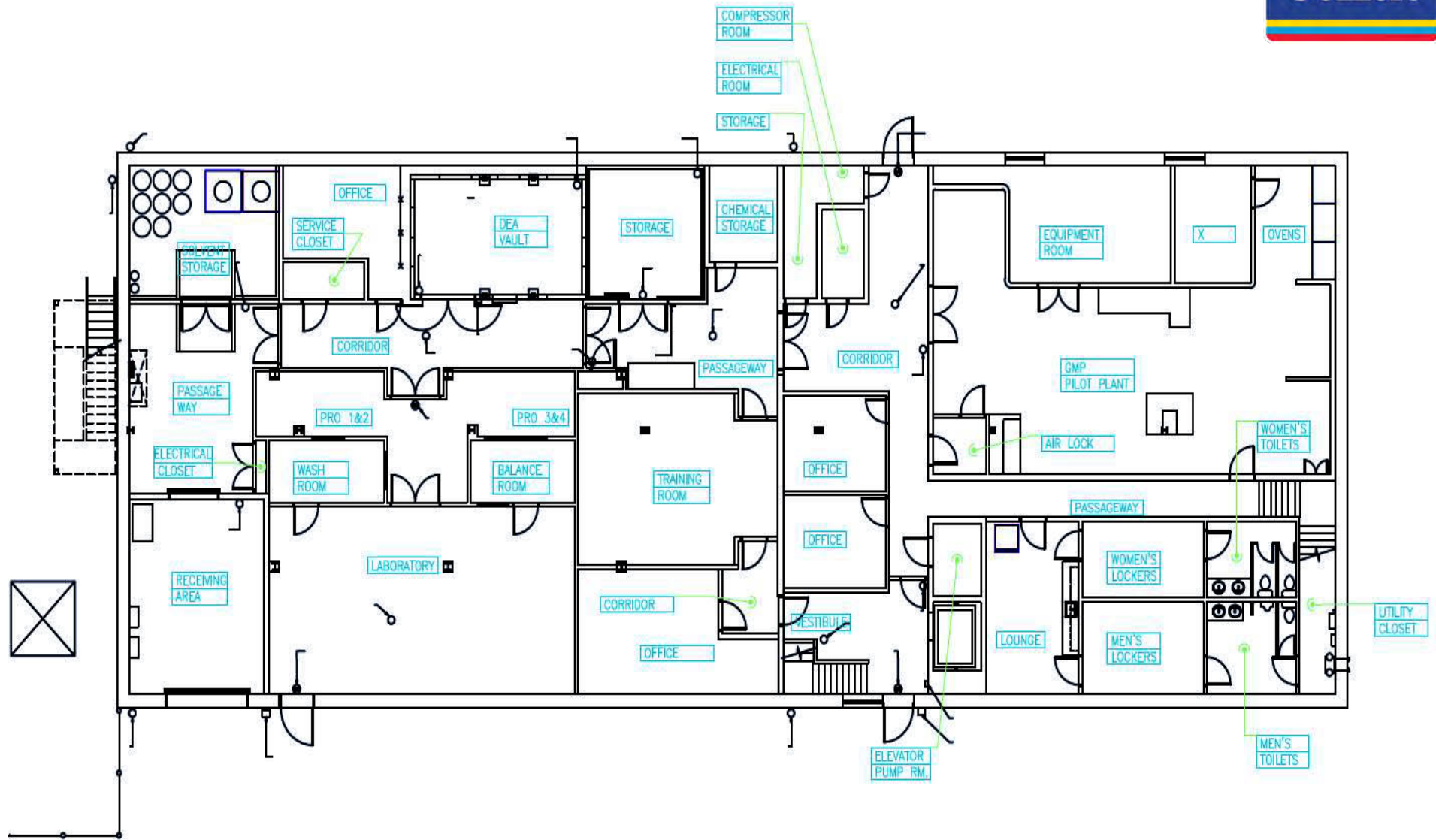


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TAXES
\$98,266.44 (\$5.31 PSF)

1st FLOOR PLAN

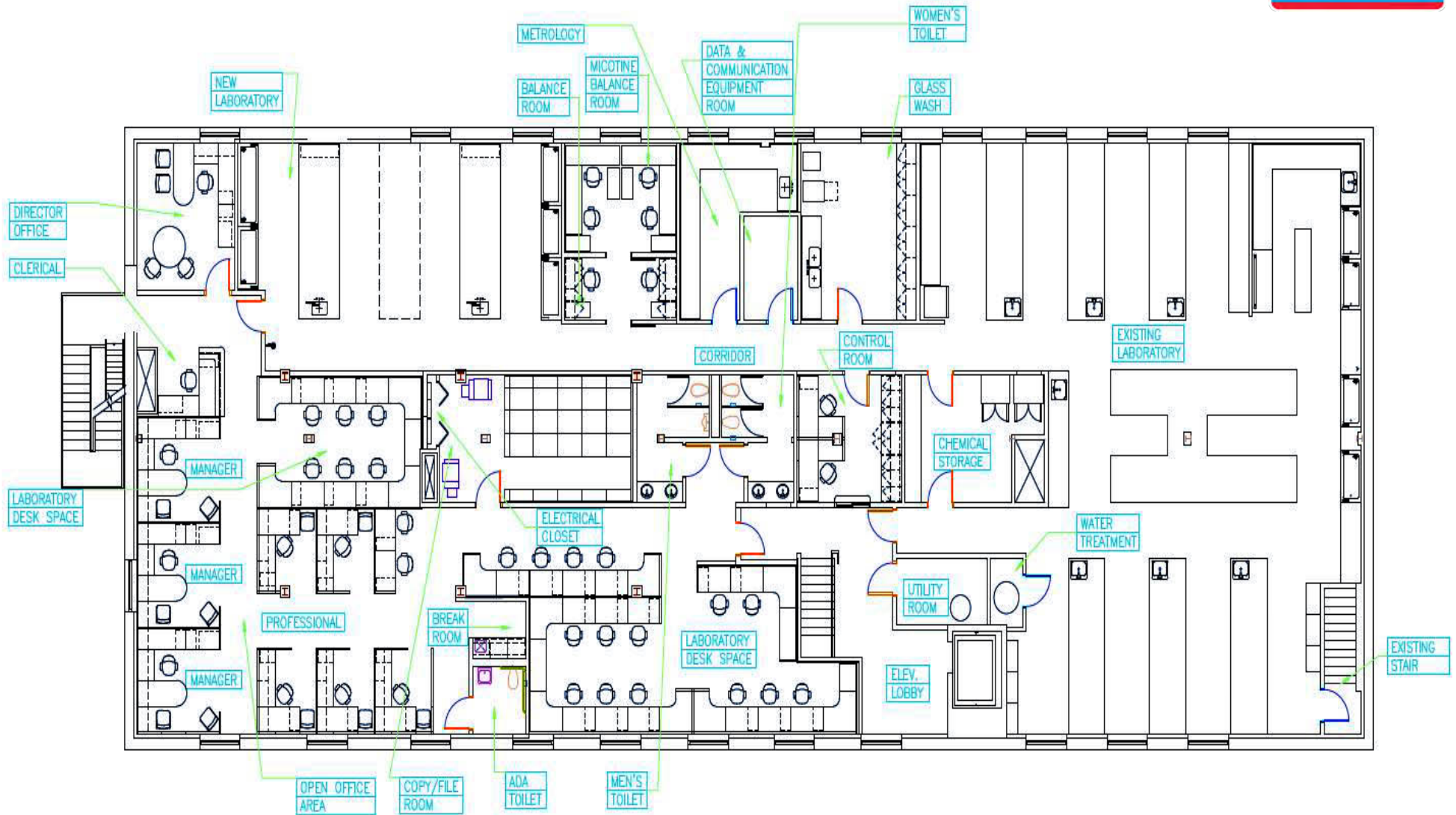
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2ND FLOOR PLAN

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LOCATION MAP

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