



**FOR LEASE**

**ASKING PRICE: \$19.50 PSF /GROSS + CAM & INS.**

**SPACE DETAILS:**



<b>UNIT SIZE:</b>	<b>+/- 3,000 SF</b>
<b>ZONING:</b>	<b>IN1</b>
<b>OFFICE SPACE:</b>	<b>+/- 30%</b>
<b>BATHROOMS:</b>	<b>TWO (2)</b>
<b>CEILING HT:</b>	<b>+/- 16' CLEAR</b>
<b>HEAT:</b>	<b>GAS</b>
<b>LOADING:</b>	<b>1 DRIVE-IN DOOR</b>
<b>POWER:</b>	<b>AMPLE</b>
<b>PARKING:</b>	<b>AMPLE</b>
<b>OCCUPANCY:</b>	<b>ARRANGED</b>
<b>LEASE TERM:</b>	<b>NEGOTIABLE</b>
<b>RE TAXES:</b>	<b>BASE YEAR INCLUDED</b>
<b>UTILITIES:</b>	<b>SEPARATE METERS</b>

**INDUSTRIAL SPACE**

- PART OF A BEAUTIFULLY MAINTAINED +/- 45,000 SF MULTI-TENANTED FLEX BUILDING IS SITUATED ON +/- 4.5 ACRES.
- LOCATED JUST SOUTH OF THE LONG ISLAND EXPY. AND WEST OF ROUTE 111, CLOSE TO LIRR AND LI MAC ARTHUR AIRPORT.
- TENANT TO PAY INCREASES OVER BASE YEAR.

For further information or to arrange an inspection, please contact broker(s):

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