



FOR LEASE

ASKING: \$16.50 PSF /GROSS

UNIT D | SPACE DETAILS:

SPACE AVAILABLE:	+/- 2,200 SF
OFFICE SPACE:	+/- 15%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 DOCK
PARKING:	AMPLE
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED



WAREHOUSE SPACE

- **PART OF A +/- 50,000 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 3.10 ACRES**
- **NEARBY LIRR STATION(S)**
- **SIGNAGE**
- **TENANT IS RESPONSIBLE FOR TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE, HVAC SERVICE CONTRACT AND SNOW REMOVAL (BILLED SEPARATELY).**

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

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

NIKO KHETAGURI
Managing Director
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
niko@alliancerealestate.info

44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info

