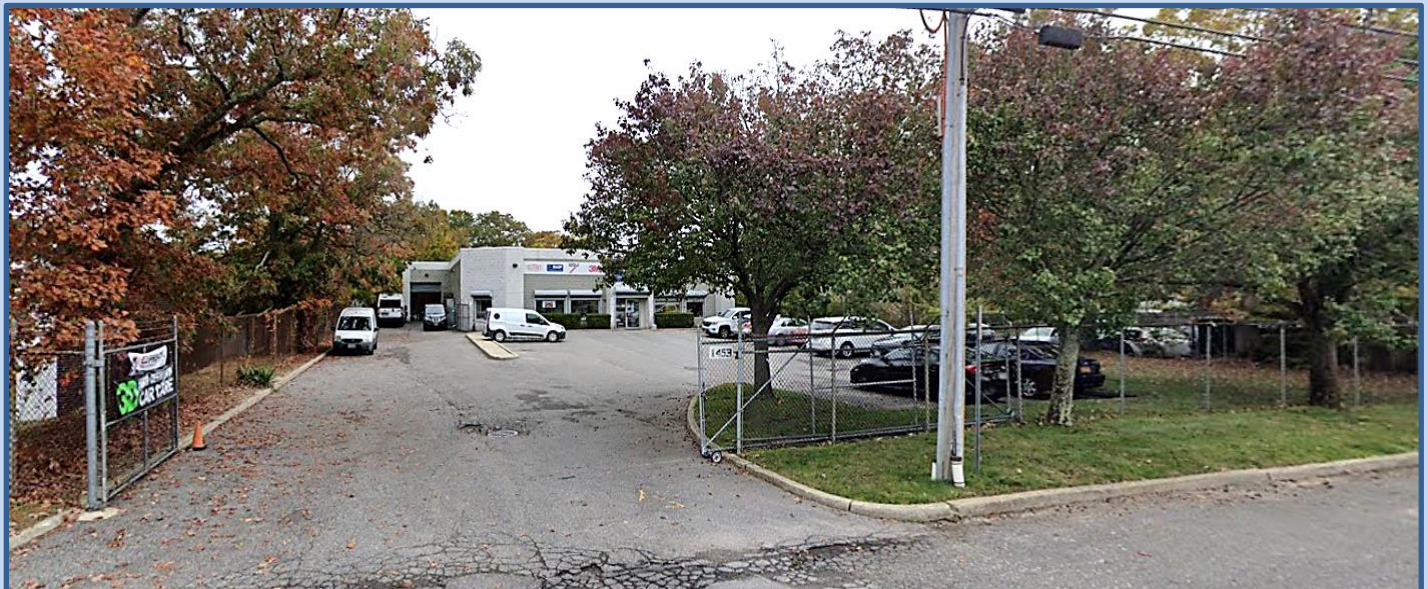




Brody Realty Corp.

270 SPAGNOLI ROAD • MELVILLE, NY 11747
TEL.: (631) 756-1111 • FAX: (631) 756-1112

7,850 SF RETAIL/WAREHOUSE SUBLEASE 1453 NORTH CLINTON AVE., BAY SHORE, NY



AVAILABLE SPACE

7,850+/- SF

SUBLEASE TERM

THRU 12/31/26
PLUS (3) 5-YR OPTIONS

ASKING RENT

TBD

***RETAIL/WAREHOUSE BUILDING
AVAILABLE FOR SUBLEASE**

***RETAIL SALES AREA, OFFICE
SPACE, BULLPEN AREA,
CONTAINMENT ROOM, AND
BATHROOMS**

***REAR WAREHOUSE AREA WITH
ELECTRIC LOADING DOOR AND
MEZZANINE STORAGE**

***SPRINKLERS THROUGHOUT**





Brody Realty Corp.

270 SPAGNOLI ROAD • MELVILLE, NY 11747
TEL.: (631) 756-1111 • FAX: (631) 756-1112

7,850 SF RETAIL/WAREHOUSE SUBLEASE 1453 NORTH CLINTON AVE., BAY SHORE, NY

