



FOR LEASE

SUITE #A | SPACE DETAILS:

Space Available:	+/- 3,000 SF
Zoning:	G
Office Space:	+/- 300 SF
Ceiling Ht:	+/- 16' Clear
Loading:	1 Drive In
Heat:	Gas
Sprinklered:	Yes
Parking:	Good
Occupancy:	Immediate
Lease Term:	Negotiable
RE Taxes:	Base Year Included
Utilities:	Separate meters for heat/electric

ASKING: \$16.50 PSF /GROSS

INDUSTRIAL SPACE

- PART OF A +/- 30,000 SF MULTI-TENANTED INDUSTRIAL BUILDING SITUATED ON A +/- 0.75 ACRE LOT.
- SIGNAGE
- LOCATED CLOSE TO WYANDANCH / DEER PARK LIRR STATIONS.
- TENANT TO PAY TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE AND SNOW REMOVAL (BILLED SEPARATELY).

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

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