



FOR LEASE



ASKING PRICE: \$16.50 PSF /GROSS

UNIT A | SPACE DETAILS:



SPACE AVAILABLE:	+/- 9,380 SF
OFFICE SPACE:	+/- 15%
CEILING HT:	+/- 18' CLEAR
LOADING:	4 (12'x14') DRIVE INS
HEAT:	GAS
POWER:	AMPLE
SPRINKLERED:	FULLY
PARKING:	EXCELLENT
OCCUPANCY:	ARRANGED
RE TAXES:	BASE YEAR INCLUDED

WAREHOUSE SPACE

- THIS SPACE IS LOCATED IN THE FRONT PORTION OF A +/- 83,019 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 5.14 ACRES
- CLOSE PROXIMITY TO ALL MAJOR ROADWAYS, INCLUDING LONG ISLAND EXPY., SAGTIKOS / SUNKEN MEADOW PKWY., SOUTHERN STATE PKWY. AND SUNRISE HWY. AND JUST A SHORT DRIVE TO DEER PARK LIRR STATION.
- TENANT SHALL PAY PROPORTIONATE SHARE OF TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE 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

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

