

AVAILABLE SPACES

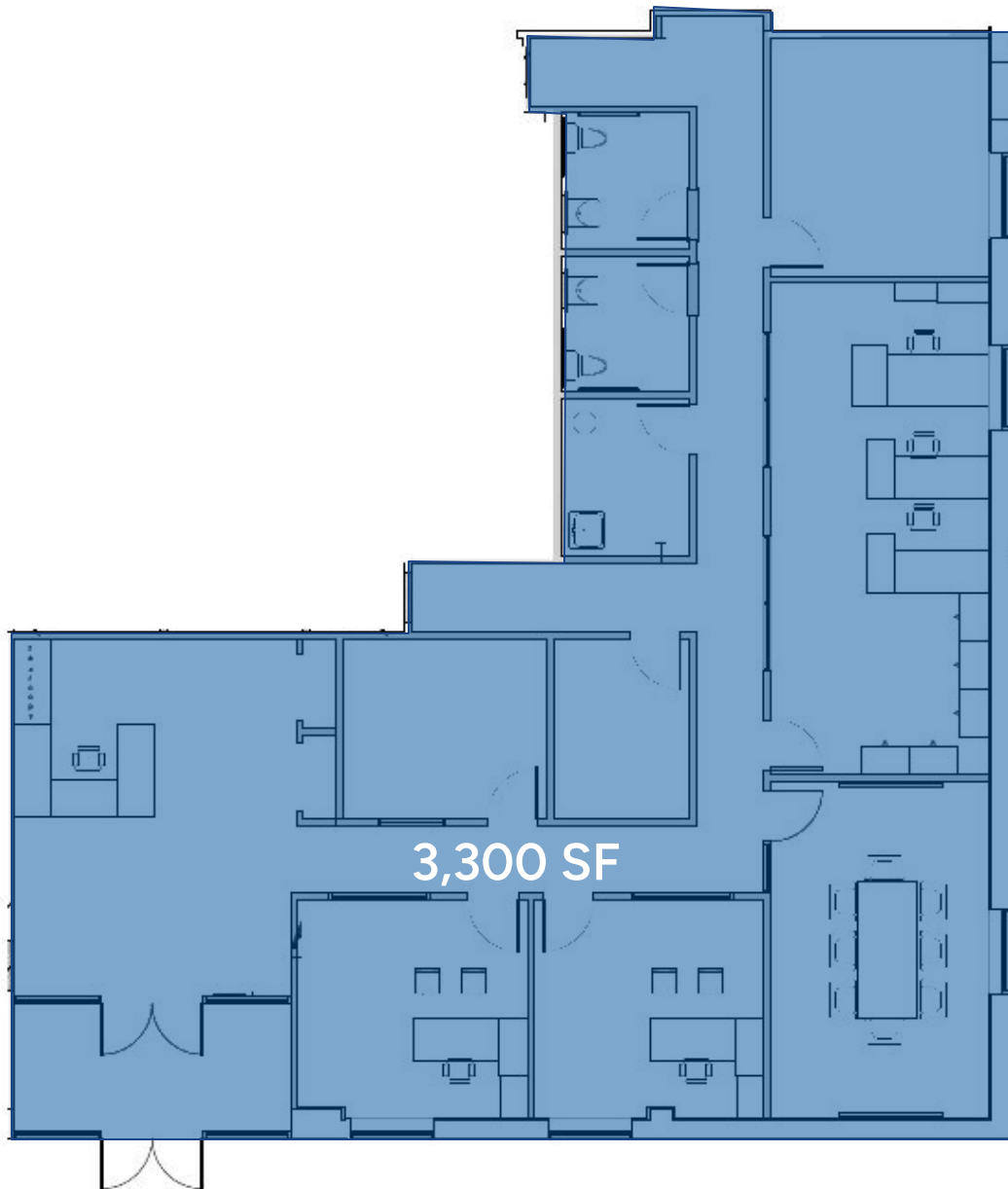
SUITE 104	3,300 SF (OFFICE)
SUITE 105	15,000 SF
SUITE 306	50,000 SF
SUITE 407	6,400 SF
SUITE 422	15,000 SF
LAND AVAILABLE	4.2 ACRES

SITE HIGHLIGHTS

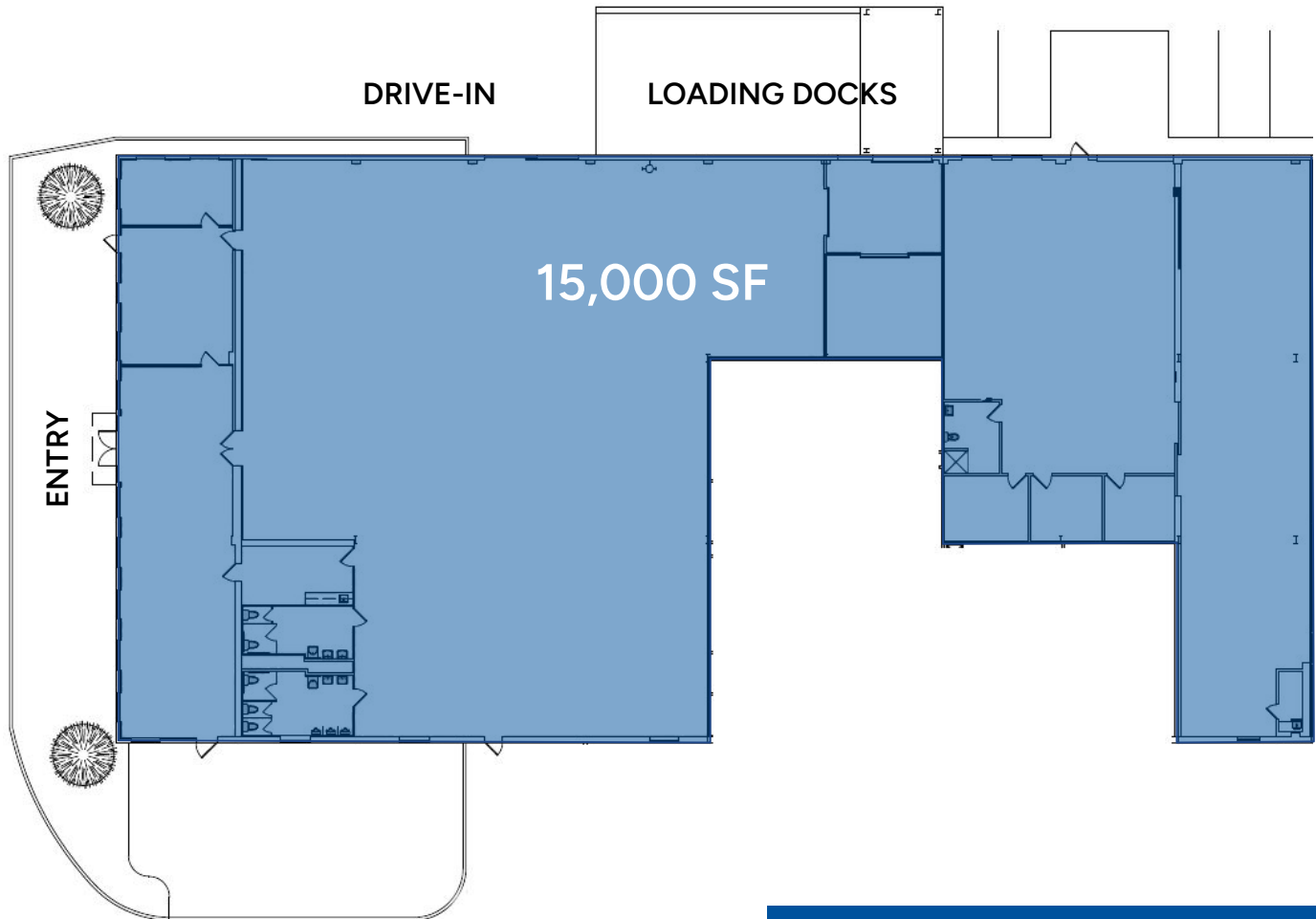
- Proximity to LIE; Seaford/Oyster Bay Expressway and Northern State Parkway; Bethpage Long Island Railroad and NICE bus stops; 30 mins to all major airports
- Located on 1.2 Million SF campus with 24/7 access and gated security
- ESFR Sprinkler system
- IDA PILOT Program in place (Payment in-lieu of taxes)
- Growth opportunity

LEASE RATE Upon Request

GROUND FLOOR



GROUND FLOOR



SPACE DETAILS

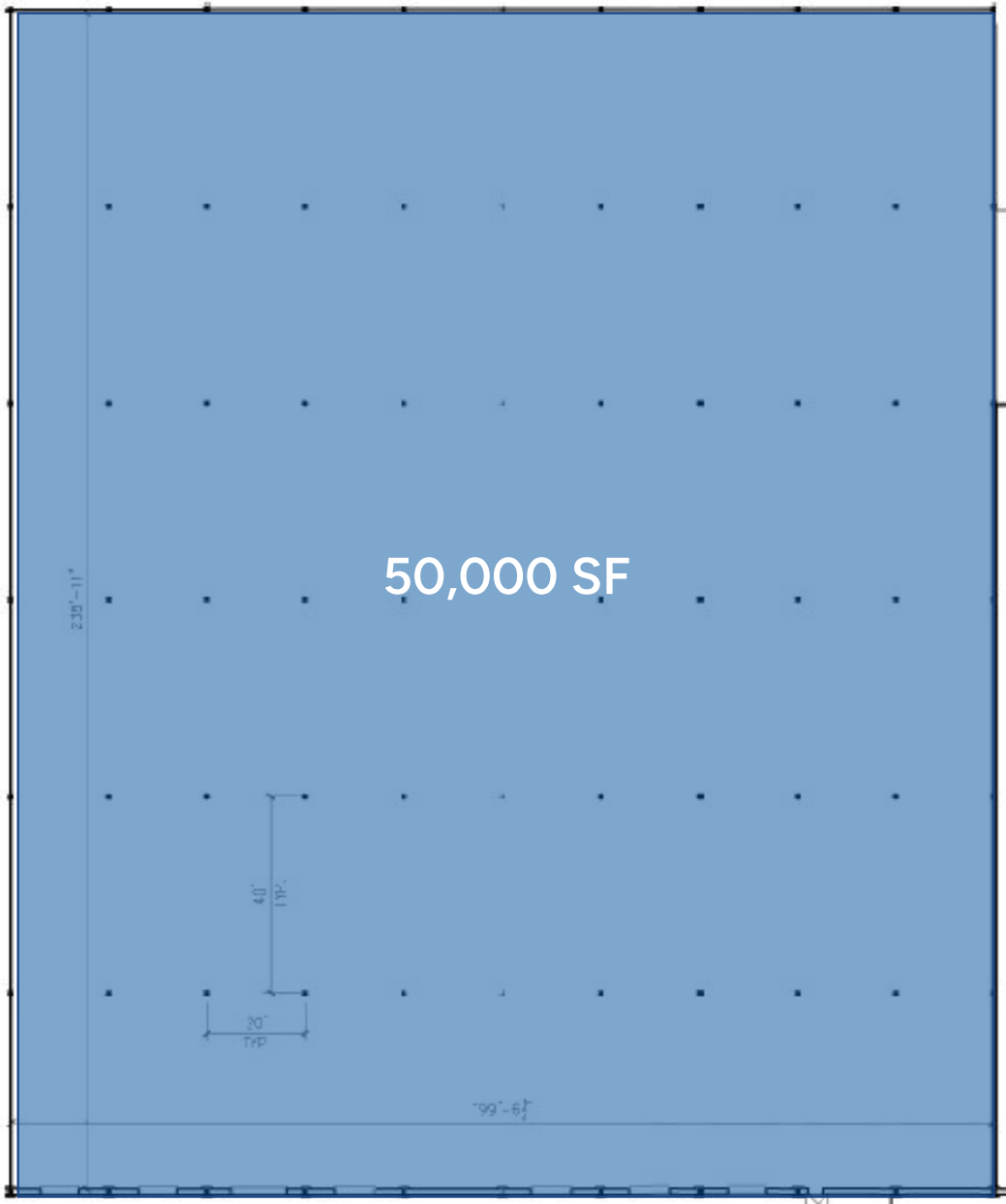
CEILING HEIGHTS 16 - 20 FT

COLUMN SPACING 20' X 40'

LOADING 2 Loading Docks
2 Drive-ins

POWER 400 AMPs

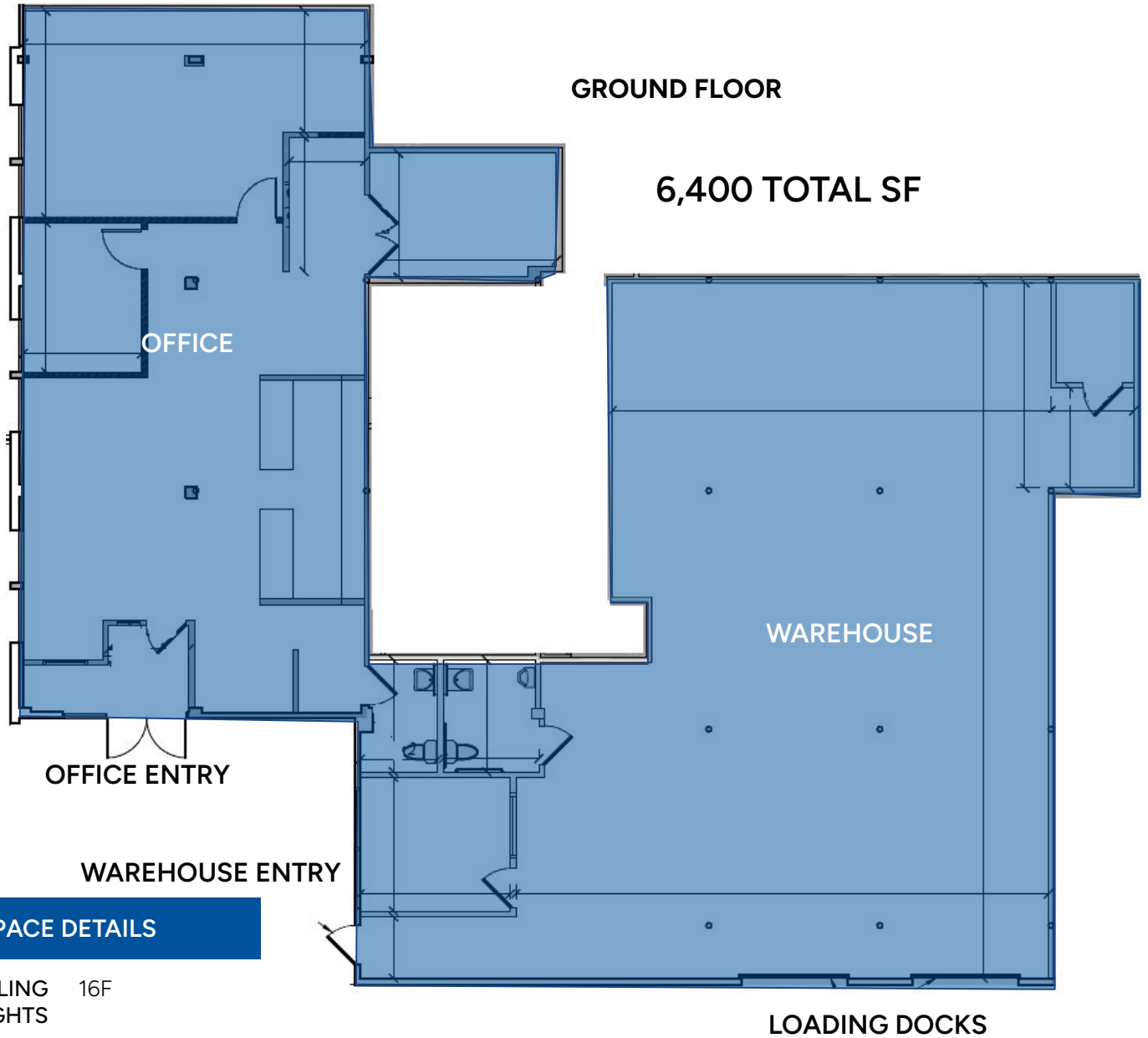
GROUND FLOOR



LOADING DOCKS

SPACE DETAILS

CEILING HEIGHTS	20 FT
COLUMN SPACING	20' X 40'
LOADING	7 Loading Docks
POWER	400 AMPs



SPACE DETAILS

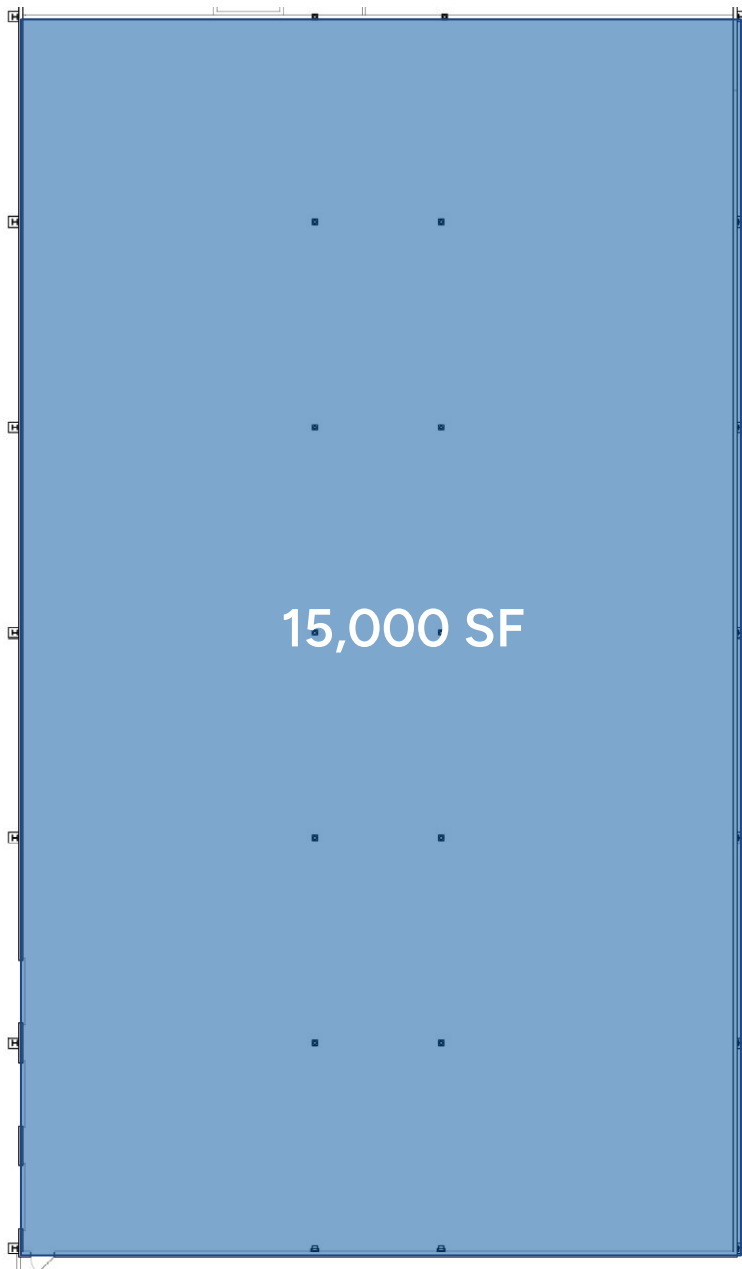
CEILING HEIGHTS 16F

COLUMN SPACING 20' X 40'

LOADING 2 Loading Docks

POWER 400 AMPs

GROUND FLOOR



SPACE DETAILS

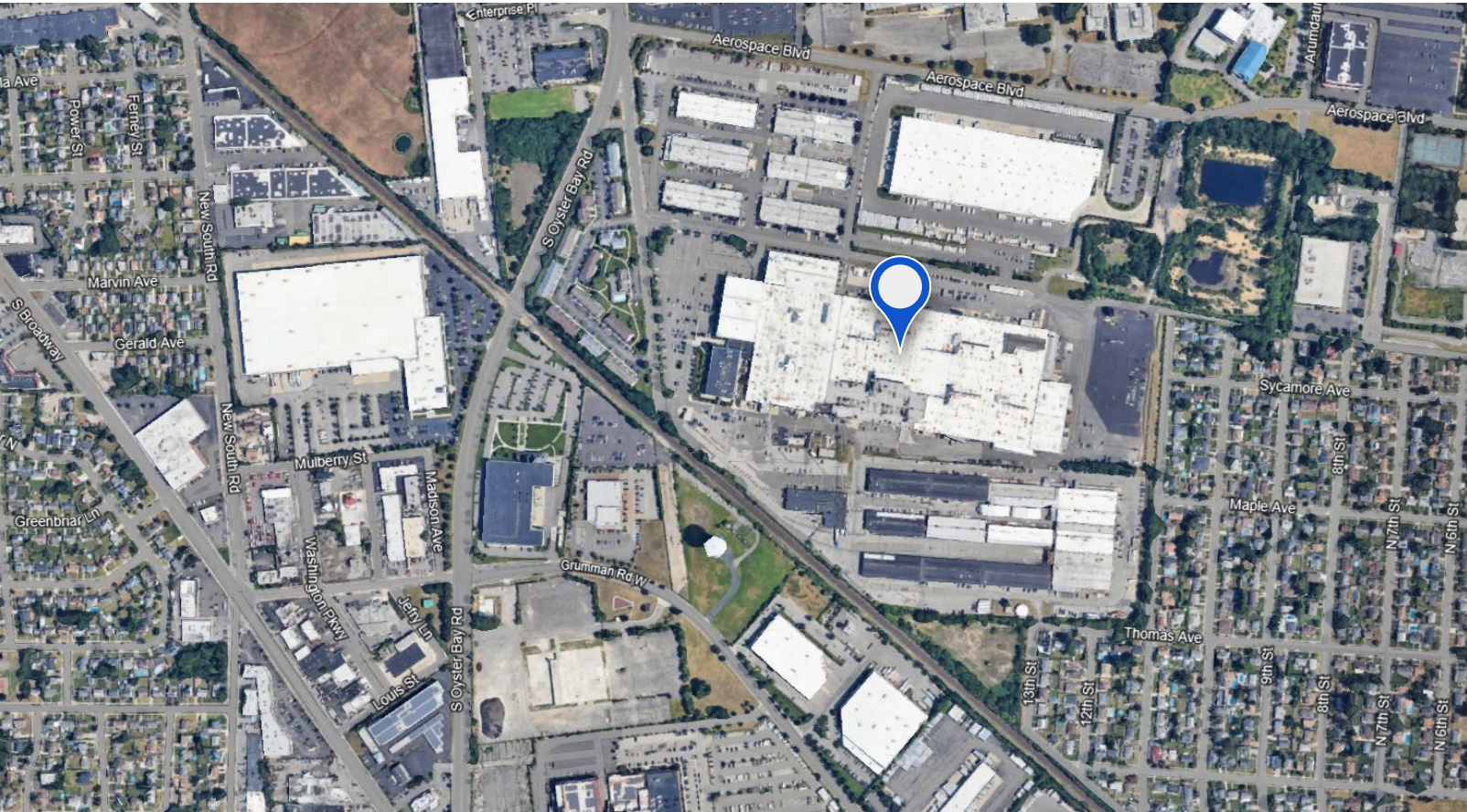
CEILING HEIGHTS 16 FT

COLUMN SPACING 20' X 40'

LOADING 2 Loading Docks

POWER 400 AMPs





The information contained herein has either been provided by publicly available data or obtained from sources that we deem reliable. The information is subject to errors, omissions, modifications, and to any listing condition not otherwise provided. We have no reason to doubt the accuracy of the details herein but provide no guarantee to its reliability. All zoning, measurements, allowable uses and all other information herein must be independently verified.

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