



ASKING PRICE: \$16.00 PSF /GROSS + CAM & INS.

SUITE J | SPACE DETAILS:

SPACE AVAILABLE:	+/- 3,420 SF
OFFICE SPACE:	+/- 20%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (9'x12') DRIVE IN (REAR OF UNIT)
HVAC:	YES
POWER:	200 AMPS
SPRINKLERED:	YES (WET)
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED



INDUSTRIAL SPACE

- PART OF A +/- 80,000SF MULTI-TENANTED INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 4.92 ACRES.
- GREAT LOCATION - CLOSE TO ALL MAJOR ROADWAYS, LIRR, SHOPS AND RESTAURANTS
- SEPARATELY METERED UTILITIES
- TENANT TO PAY 3% YEARLY INCREASES AS WELL AS PROPORTIONATE SHARE OF 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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