



FOR LEASE

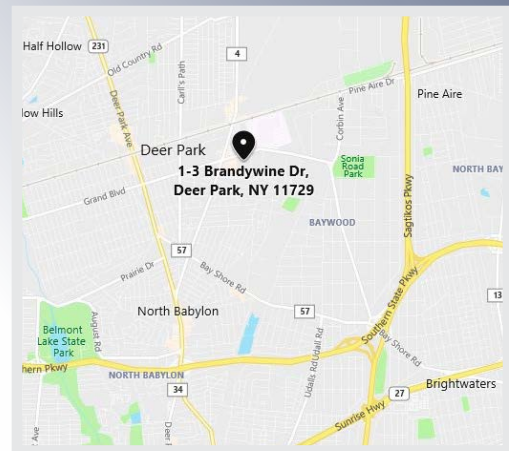
UNIT #21 | SPACE DETAILS:

SPACE AVAILABLE:	+/- 4,000 SF
OFFICE SPACE:	+/- 10%
CEILING HT:	+/- 17' CLEAR
LOADING:	1 (12'x14') OH DOOR
HEAT:	GAS
AIR CONDITIONING:	YES (OFFICES ONLY)
POWER:	200 AMPS / 3 PHASE
PARKING:	AMPLE
OCCUPANCY:	OCTOBER 1, 2023
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED
CAM:	TENANT'S RESPONSIBILITY

ASKING: \$18.00 PSF /GROSS

INDUSTRIAL SPACE

- **CORNER UNIT - PART OF A LARGE MULTITENANTED, INDUSTRIAL-WAREHOUSE BUILDING.**
- **NEARBY: DEER PARK LIRR STATION, TANGER OUTLETS AND OTHER RETAIL. CLOSE TO MAJOR ROADWAYS.**
- **TENANT TO PAY TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE, HVAC SERVICE CONTRACT AND SNOW REMOVAL (BILLED SEPARATELY).**



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

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