

FOR LEASE



SUITE #900 | SPACE DETAILS:

SPACE AVAILABLE:	+/- 3,000 SF
ZONING:	G-INDUSTRY (LIGHT)
OFFICE/AUTO BODY:	+/- 10%
CEILING HT:	+/- 14' CLEAR
LOADING:	1 (10'x11') OH DRIVE IN
HEAT:	GAS
POWER:	100 AMPS / 3 PHASE
PARKING:	2 SPACES
OCCUPANCY:	JUNE 1, 2024
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED

ASKING: \$18.00 PSF /GROSS



INDUSTRIAL SPACE

- PART OF A +/- 5,700 SF MULTI-TENANTED INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON A +/- 0.95 ACRE FENCED-IN LOT.
- ON-SITE PROPERTY MANAGEMENT
- ACCESS TO REAR YARD THROUGH BUILDING ONLY.
- CLOSE PROXIMITY TO ALL MAJOR ROADWAYS AND JUST A SHORT DRIVE FROM THE 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 broker(s):

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