

885

Waverly Avenue, Holtsville

+/-8,000 SF AVAILABLE FOR LEASE



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Total Building:	+/- 50,000 SF
Plot Size:	+/- 3.01 Acres
Total Available Space:	+/- 8,000 SF
Warehouse/Showroom:	+/- 5,500 SF
Office:	+/- 2,500 SF
Loading:	1 drive in (20' x 15')
Ceiling Height:	18'–25' Clear
Power:	1,600 amps 208 VAC
Heat:	Oil
Parking:	Ample
Sprinklered:	Fully
Zoning:	Light industrial (Town of Brookhaven)
Occupancy:	Immediate
Asking Lease Price:	\$16.50 PSF All In

Property Highlights

- 8,000 SF front-facing unit within a 50,000 SF building, featuring dedicated parking and great corporate image on Waverly Avenue
- Strategically located 1 mile south of the LIE (Exit 62)
- Brand new roof installed in 2018
- LED lighting throughout
- Dedicated double door outside entrance to showroom
- Column free

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Long Island Expy

Expressway Dr N

Expressway Dr S

Nicolls Rd

Holtville

Union Ave

Furrows Rd

Barretts Ave

Jamaica Ave

Waverly Ave



Corporate Dr

Summerfield Dr

Willow Bend Ln

Ridgewood Ave

Masonic Ave

Fairview Ave

Holtville Park

19

eside Dr

ve

Buckingham Dr

Somerset Dr

Burleigh Dr

Gainsborough Rd

Singlingwood Dr

Nicolls Rd

Greenbelt Pkwy

Blue Point Rd

13th Ave

4th Ave

Long Island