



FOR LEASE

ASKING: \$16.50 PSF / GROSS + CAM & INS.

SPACE DETAILS:

SPACE AVAILABLE:	+/- 6,300 SF
ZONING:	IN1
OFFICE SPACE:	+/- 1,200 SF
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (10'x12') DRIVE IN 1 DOCK
HEAT:	GAS
AIR CONDITIONED:	FULLY
POWER:	300 AMPS / 3 PHASE
SPRINKLERED:	FULLY
PARKING:	AMPLE
RE TAXES:	BASE YEAR INCLUDED
UTILITIES:	SEPARATELY METERED
OCCUPANCY:	ARRANGED

INDUSTRIAL SPACE EXCELLENT CONDITION

- PART OF A +/- 13,860 SF MULTI-TENANTED INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON A +/- 0.92 ACRE LOT.
- THIS SPACE FEATURES (2) PRIVATE OFFICES, (2) BATHROOMS, REAR LOADING AND SIGNAGE.
- LOCATED JUST NORTH OF VETERAN'S MEMORIAL HWY (NY-454), CLOSE TO LI MACARTHUR AIRPORT, LIRR, LONG ISLAND EXPY. (I-495) AND SUNRISE HWY. (RTE 27)

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

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