



FOR LEASE

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

UNIT B | SPACE DETAILS:

Space Available:	+/- 4,000 SF
Office Space:	+/- 10-15%
Ceiling Ht:	+/- 18' Clear
Loading:	1 (14'x12') OH Drive In Door
Heat:	Gas
Power:	Ample
Zoning:	G-Industry (Light)
Occupancy:	Arranged
Lease Term:	Negotiable
RE Taxes:	Base Year Included
Utilities:	Separate meters for heat/electric

WAREHOUSE SPACE

- **PART OF A +/- 30,500 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 5.14 ACRES.**
- **FENCED-IN LOT.**
- **CLOSE PROXIMITY TO ALL MAJOR ROADWAYS, INCLUDING LONG ISLAND EXPY., SAGTIKOS/SUNKEN MEADOW PKWY., SOUTHERN STATE PKWY. AND SUNRISE HWY. SHORT DISTANCE FROM DEER PARK LIRR STATION.**
- **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 broker(s):

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info

