

70 MALL DRIVE / 10

Commack, New York

Industrial Building with Showroom for Lease

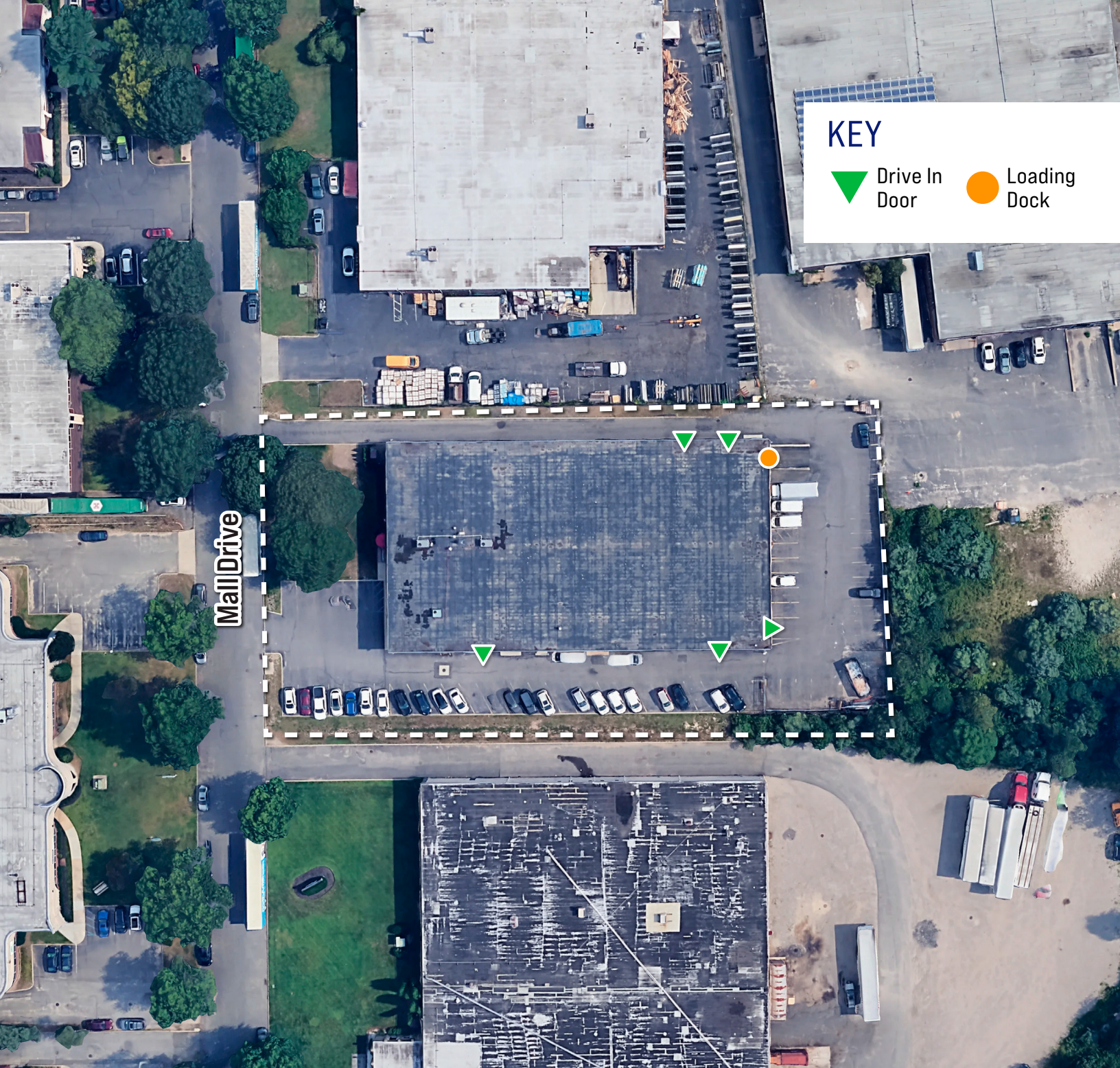
Renovations Underway!



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KEY



Drive In
Door



Loading
Dock

PROPERTY SPECIFICATION

BUILDING SIZE

± 26,603 SF

PLOT SIZE

± 1.55 Acres

OFFICE/SHOWROOM

± 3,800 SF

LOADING

1 Dock and 5 Drive Ins

CEILING HEIGHT

16' Clear

HEAT

Gas

POWER

Ample

SPRINKLERED

Fully

A/C

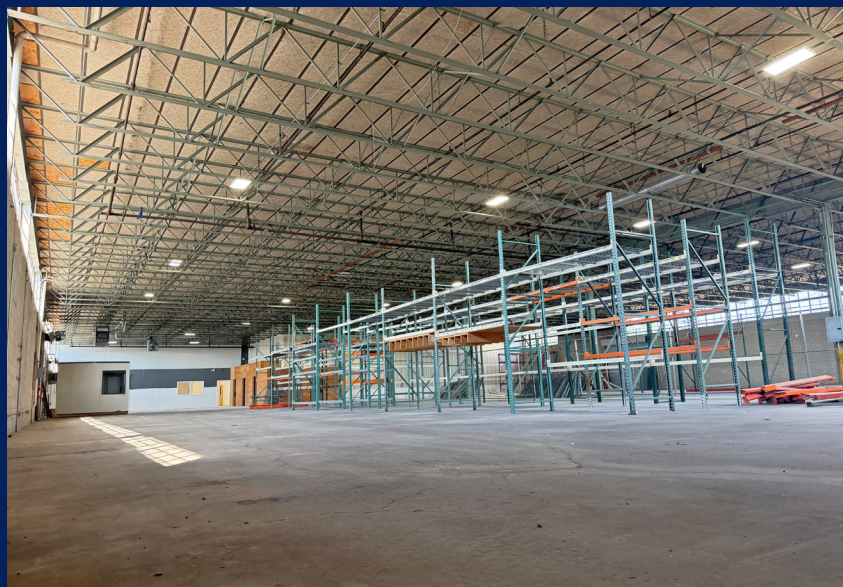
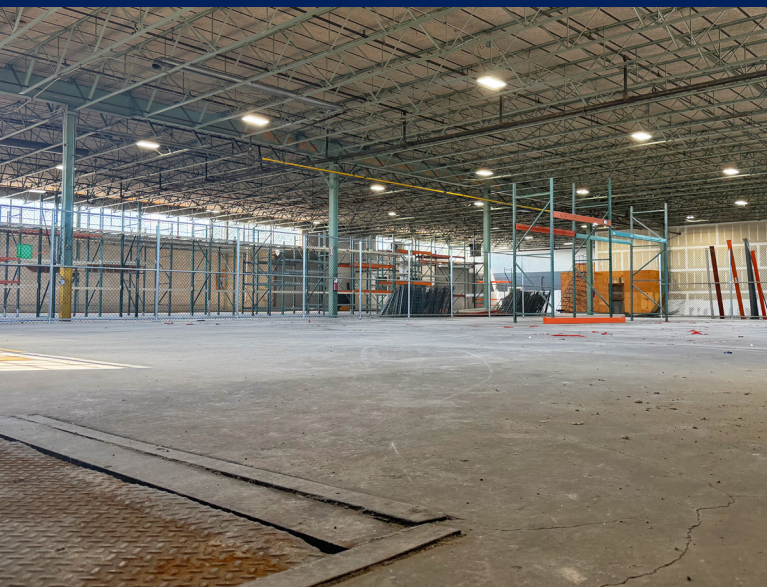
Office Only

REAL ESTATE TAXES

\$64,990.96 or \$2.44 PSF

ASKING LEASE PRICE

\$15.75 PSF NNN



BUILDING HIGHLIGHTS

- Located within the prestigious Happaug Industrial Park
- High end showroom with separate entrance off the vestibule
- Open warehouse with natural light and loading on all sides
- Convenient access to the Long Island Expwy (exit 53), Northern State Pkwy, Veterans Memorial Hwy & Motor Pkwy

[illegible]