

SUBLEASE



PRICE UPON REQUEST

SUITE #500 | SPACE DETAILS:

Space Available:	+/- 4,500 SF
Office Space:	+/- 1,600 SF
Ceiling Ht.	+/- 16'-6" Clear
Loading:	2 Docks (1 in a 500 sf storage area)
Bay Size:	39'-8" x 24'-4"
Heat:	Gas
HVAC:	Fully
Power:	800 Amps
Sewered:	Yes
Sprinklered:	Fully
Fiber Optics:	Yes-Verizon & Cablevision
Parking:	Ample
RE Taxes:	Base Year Included
Utilities:	Separate meters for heat/electric
Occupancy:	Arranged
Sublease Term:	6/30/2027

INDUSTRIAL SPACE

- **THIS UNIT FEATURES (2) PRIVATE OFFICES, SMALL CONFERENCE ROOM, (2) BATHROOMS, SMALL KITCHENETTE, (6) WORK STATION AREAS IN BULLPEN AND ALL NEW HVAC UNITS AND ROOF.**
- **FURNITURE AVAILABLE (PRICED UPON REQUEST).**
- **PART OF A +/- 163,964 SF MULTI-TENANTED INDUSTRIAL BUILDING SITUATED ON +/- 11 ACRES.**
- **LOCATED JUST OFF OF NORTHERN STATE PKWY AT THE NEW HIGHWAY EXIT.**

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

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