


FOR LEASE



ASKING PRICE: \$3,500 /MONTH GROSS + CAM & INS.

CONDO UNIT #14 | DETAILS:



SPACE AVAILABLE:	+/- 2,500 SF
ZONING:	IN1
OFFICE SPACE:	+/- 10%
BATHROOMS:	ONE (1)
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (12'H X 10'W) DRIVE IN DOOR
HEAT:	GAS
POWER:	200 AMPS / 3 PHASE
SPRINKLERED:	YES
PARKING:	AMPLE
RE TAXES:	BASE YEAR INCLUDED
CAM & INSURANCE:	\$350.00 /MO
OCCUPANCY:	IMMEDIATE
LEASE TERM:	3-5 YEARS

INDUSTRIAL CONDO UNIT

- PART OF A 43,792 SF, 1-STORY, MULTI-TENANTED BUILDING WITH NEW ROOF.
- BEAUTIFULLY MAINTAINED UNIT WITH EPOXY FLOORING THROUGHOUT THE WARHOUSE.
- EASILY ACCESSIBLE TO THE LONG ISLAND EXPY., VETERANS MEMORIAL HWY, LI MACARTHUR AIRPORT, JOHNSON AVE & OCEAN AVE.
- POSSIBLE SALE.

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

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