

FOR LEASE



Further Reduced from \$15.75 psf

ASKING PRICE: \$14.75 PSF /GROSS + CAM & INS.

UNIT C | SPACE DETAILS:

SPACE AVAILABLE:	+/- 6,637 SF
OFFICE/SHOWROOM:	+/- 1,590 SF
ZONING:	IND-1
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (14'x12') DRIVE IN 1 DOCK
HEAT:	GAS
POWER:	200 AMPS / 3 PHASE
SPRINKLERED:	FULLY
PARKING:	AMPLE
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED

INDUSTRIAL SPACE

- THIS UNIT WILL BE FULLY RENOVATED. IT CURRENTLY FEATURES OFFICE SPACE, TWO (2) BATHROOMS, WAREHOUSE WITH ONE (1) DRIVE IN AND ONE (1) DOCK, LED LIGHTING THROUGHOUT.
- SIGNAGE
- PART OF A +/- 31,000 SF ONE-STORY, MULTI-TENANTED INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 2.50 ACRES.
- EXCELLENT LOCATION - CLOSE TO ALL MAJOR HIGHWAYS, LI MAC ARTHUR AIRPORT AND LIRR.
- FLOOR PLAN ATTACHED.

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

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