



FOR LEASE

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

UNIT S&T | SPACE DETAILS:

SPACE AVAILABLE:	+/- 7,126 SF
OFFICE SPACE:	+/- 10%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (14'x12') DRIVE IN 1 (8'x8") DOCK
HEAT:	GAS
AIR CONDITIONED:	OFFICES ONLY
POWER:	400 AMPS @ 380 VOLTS
PARKING:	GOOD
OCCUPANCY:	MAY 1, 2025
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED



WAREHOUSE SPACE

- **PART OF A +/- 50,000 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 3.10 ACRES.**
- **OVERSIZED DRIVE-IN DOOR**
- **SIGNAGE**
- **NEARBY LIRR STATION(S)**
- **TENANT IS RESPONSIBLE FOR TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE, HVAC SERVICE CONTRACT AND SNOW REMOVAL (BILLED SEPARATELY)**

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

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