



Single story industrial building for sublease

Property Highlights

- Located directly off Suffolk Avenue & Route 111
- 18' clear ceiling height
- Shared loading dock
- 4 non-shared roll-up doors
- 4 man doors
- Fully sprinklered
- Pro-rated utilities
- Private bathrooms

Building Size
32,500 sf

Available Space
±17,000 sf

Sublease Term
Through December 2026
(longer term available)

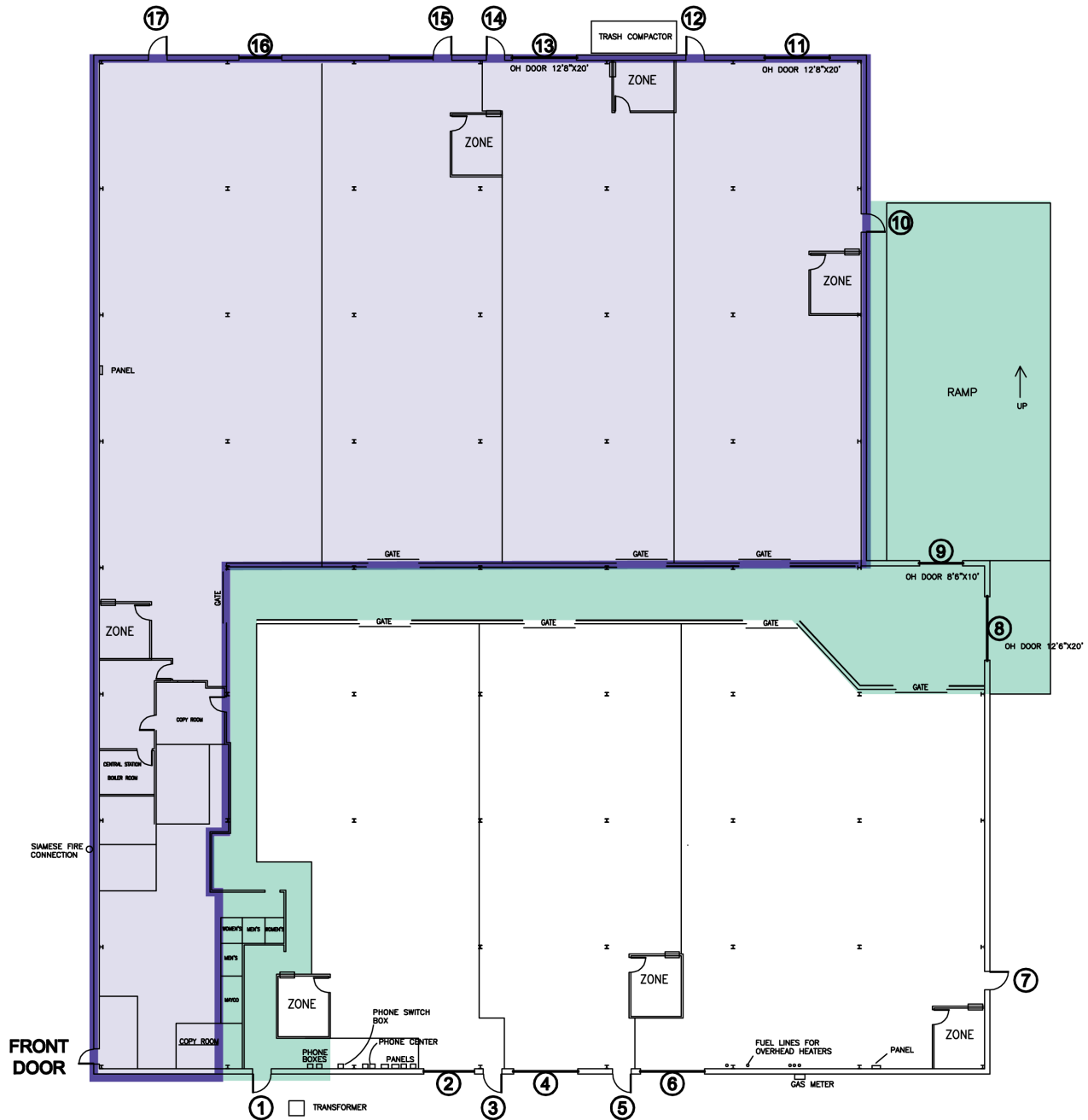
Sublease Rate
Upon request

Get more information:

Frank X. Pagano | Senior Director | D. 516 962 5402 | M. 516 263 0472 | frank.pagano@avisonyoung.com

Floor Plan

SUBLEASE SPACE COMMON AREA



Get more information:

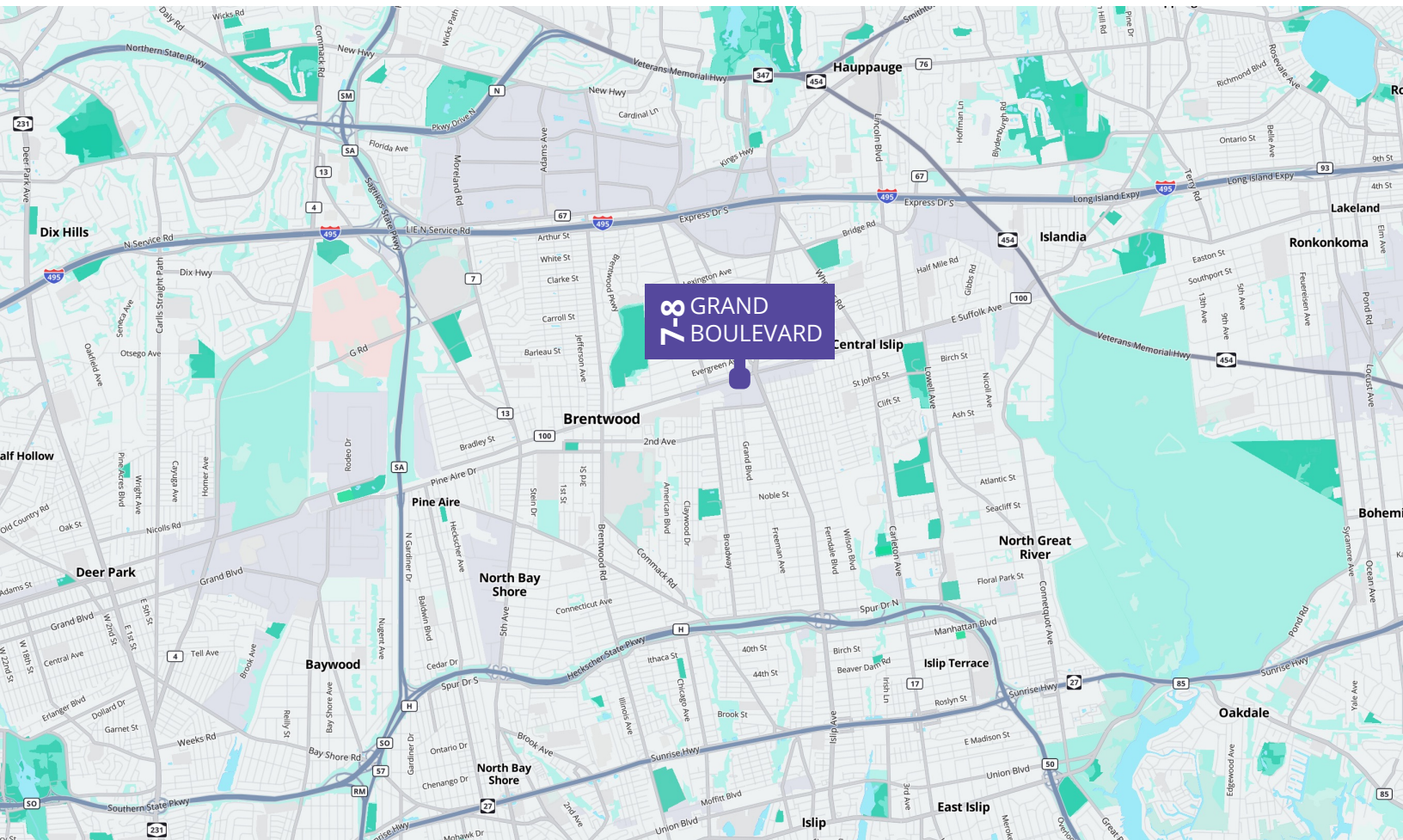
Frank X. Pagano | Senior Director | D. 516 962 5402 | M. 516 263 0472 | frank.pagano@avisonyoung.com

© 2026 Avison Young - New York, LLC. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.



Industrial sublease

7-8 Grand Boulevard, Brentwood, NY 11717



Get more information:

Frank X. Pagano | Senior Director | D. 516 962 5402 | M. 516 263 0472 | frank.pagano@avisonyoung.com

© 2026 Avison Young - New York, LLC. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.



avisonyoung.com