

FOR LEASE



ASKING: ~~\$15.75~~ \$14.75 PSF /GROSS

FURTHER REDUCED!

SUITE D | SPACE DETAILS:

SPACE AVAILABLE:	+/- 3,000 SF
ZONING:	IN1
OFFICE SPACE:	20%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 DRIVE IN
HEAT:	GAS
PARKING:	AMPLE
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED

INDUSTRIAL SPACE

- PART OF A +/- 12,680 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON +/- 0.87 ACRE LOT AT THE END OF THE CUL-DE-SAC.
- GREAT LOCATION - NORTH OF SUNRISE HWY., JUST OFF OF VETERANS MEMOIRIAL HWY., WITHIN 10 MINUTE OF LIRR AND LI MACARTHUR AIRPRT.
- TENANT TO PAY TAX INCREASES, GENERAL LIABILITY / PROPERTY INSURANCE, SNOW REMOVAL AND HVAC CONTRACT (BILLED SEPARATELY).

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

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

NIKO KHETAGURI
Managing Director
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
niko@alliancerealestate.info

44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info



