



3,500 SF

**Warehouse Bay · Showroom ·
Executive Offices**

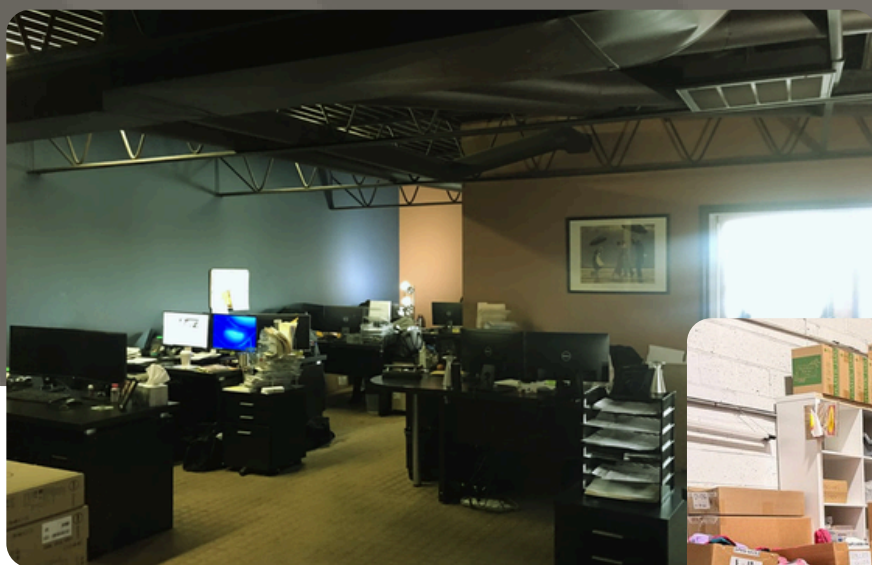
Lease Price: \$22 SF

3539 Lawson Blvd, Oceanside, NY 11572

Most flex spaces force a choice: real office space or real warehouse clearance. 3339 Lawson gives you both. A dedicated 1,500 SF high-bay at 20' height with drive-in access sits alongside a 1,000 SF at 12' height and a fully built, air-conditioned 1,000 SF executive mezzanine — private offices and bullpen. Turnkey. Available now.

Key Features:

- 1,500 SF high-bay at 20' clear with drive-in access
- Plus 1,000 SF at 12' totalling 2,500 ground floor
- 1,000 SF executive mezzanine — fully A/C'd
- Private offices and bullpen area
- 3-phase power | parking spaces in the property
- Ideal for: service contractors, showroom operators, light manufacturing, specialty trades & e-commerce



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ABOUT ELIANE SAID

Eliane Said is a Commercial Real Estate Advisor with eXp Commercial in New York, specializing in office, retail, industrial, and investment properties across Long Island and the New York metropolitan area. She represents landlords and tenants, focusing on strategic positioning, disciplined underwriting, and efficient execution



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