

INDUSTRIAL BUILDING FOR LEASE

Asking Price: \$14.00 PSF /Gross

2 WINDMERE CT.

SPEONK, NY 11972



**BRAND NEW INDUSTRIAL BUILDING
...CONSTRUCTION UNDERWAY...**

BUILDING DETAILS / HIGHLIGHTS:

Building Size:	+/- 16,444 SF (Divisible)
Minimal Division:	+/- 2,720 SF - BTS
Office Space:	+/- 10-15% each unit
Ceiling Ht:	+/- 18'-22' Clear
Loading:	4 (12'x14') Drive Ins <i>* Each unit to be delivered w/drive-in</i>
Power:	Heavy Power Can Be Delivered
Available:	May 1, 2018
RE Taxes & CAM:	Included
Lease Term:	Negotiable



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

NIKO KHETAGURI
Associate
(631) 392-0784 Ext. 108
(516) 724-5277 Cell
nkhetaguri@alliancerealestate.info

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



