

FOR LEASE

ALLIANCE
Real Estate Corp.
AVAILABLE
alliancerecorp.com
-392-0784
SPACE AVAILABLE

681 GRAND BLVD.
TOTALITE CUSTOM DESIGNER
INNOVATIVE FLOORING & DESIGN
ALL ISLAND INDUSTRIAL SALES INC
UNIVERSAL MED SUPPLY SUPPLIES
ATHENA LIGHT & POWER LLC
WDM INC
COMMERCIAL INSTRUMENTATION
MERLIN INDUSTRIES INC

ASKING PRICE: \$16.50 PSF /GROSS

UNIT #6 | SPACE DETAILS:

SPACE AVAILABLE: +/- 6,750 SF
ZONING: IND-1
OFFICE SPACE: +/- 20%
CEILING HT: +/- 16' CLEAR
LOADING: 1 (12'x14') DRIVE IN
HEAT: GAS
POWER: AMPLE
PARKING: AMPLE
OCCUPANCY: IMMEDIATE
LEASE TERM: NEGOTIABLE
RE TAXES: BASE YEAR INCLUDED



INDUSTRIAL SPACE

- PART OF A +/- 45,608 SF MULTI-TENANTED BUILDING SITUATED ON A +/- 2.36 ACRE LOT. CLOSE TO ALL MAJOR HIGHWAYS AND PROXIMITY TO SHOPS AT TANGER OUTLET, RESTAURANTS AND DEER PARK LIRR STATION.
- ALL PRICES ARE SUBJECT TO FINAL LANDLORD APPROVAL. TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE, HVAC SERVICE CONTRACT AND SNOW REMOVAL BILLED SEPARATELY.

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

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