

4,000 SF AVAILABLE



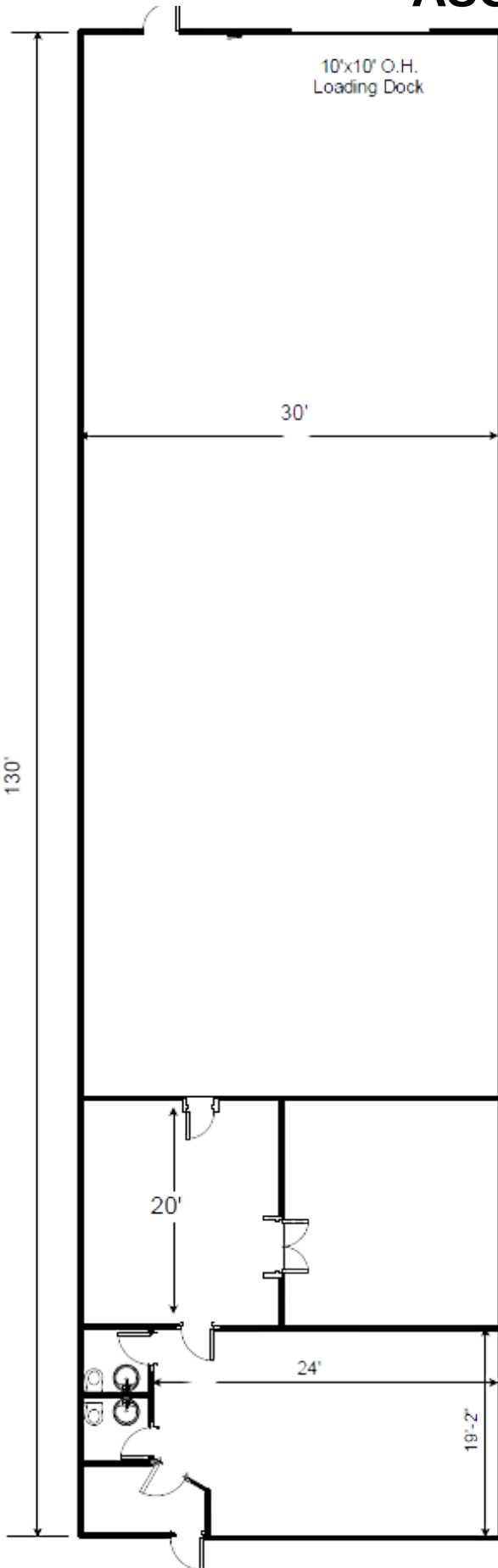
**95 M HOFFMAN LANE
ISLANDIA, NY
AUGUST 1ST OCCUPANCY**

**14' CLEAR
400 AMPS
30% FINISH
(1) LOADING DOCK**

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BROKERS PROTECTED

95 M HOFFMAN LANE, ISLANDIA, NY




AUGUST 1ST OCCUPANCY



4,000 SF INDUSTRIAL UNIT

- 14' Clear
- 30% Finish
- Sprinklered
- AC in Offices
- (2) Bathrooms
- (1) Loading Dock
- (3) Private Offices
- 400 AMPS / 3-Phase Power
- Gas Heat in Warehouse
- LED Lighting Throughout
- Perfect for Light Manufacturing, Storage or Service Related Use

PROPERTY INFORMATION

- 0.1 Miles South of the I-495 at Exit 57 
- 0.3 Miles East of Veterans Memorial Hwy 
- 5 Miles West of LIRR Ronkonkoma  Long Island Rail Road
- Centralized Location
- Multitenant Industrial Building

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