

FOR LEASE



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

FURTHER REDUCED!

SUITE A | SPACE DETAILS:

SPACE AVAILABLE:	+/- 3,300 SF
ZONING:	IN1
OFFICE SPACE:	+/- 1,300 SF*
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).
- * +/- 700 sf of the +/- 1,300 sf office space can be converted back to warehouse space if needed.

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

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