

## Lincoln Industrial Plaza

840 & 850 Lincoln Avenue, Bohemia, NY 11716



67,300 square foot building  
Units range from 1,400 sq. ft. to 2,100 sq. ft.

Front and rear entry and parking affords  
24-hour, 7-day a week access  
providing employee and client convenience

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### MULTI-TENANT INDUSTRIAL PLAZA

- ◆ Offers economy, security and convenience
- ◆ Flexible lease term with guaranteed fixed monthly rental
- ◆ 20% office (with air conditioning) and warehouse finished with gas heat, skylights and lighting to save you time and costs
- ◆ Warehouse area is well proportioned with over 16 feet clearance under steel and a 10' x 12' overhead garage door for ease of access
- ◆ Front and rear entry and parking

### ECONOMY

- ◆ Energy efficient modern construction
- ◆ Economical, clean natural gas
- ◆ Common rear and side walls for energy conservation
- ◆ Two zone office and warehouse variable heating for cost savings
- ◆ Three phase, 200 Amp electrical service
- ◆ Skylights in warehouse

### SECURITY

- ◆ Interior walls of all units are masonry construction, smoke sealed to steel deck providing security and durability
- ◆ Exterior lighting for safe evening access
- ◆ Lincoln Avenue provides the security of a main street location

### CONVENIENCE

- ◆ Located only minutes from Sunrise Highway, Veterans Highway, Mac Arthur Airport and the Long Island Expressway
- ◆ Door step parking
- ◆ Seven day, 24-hour access

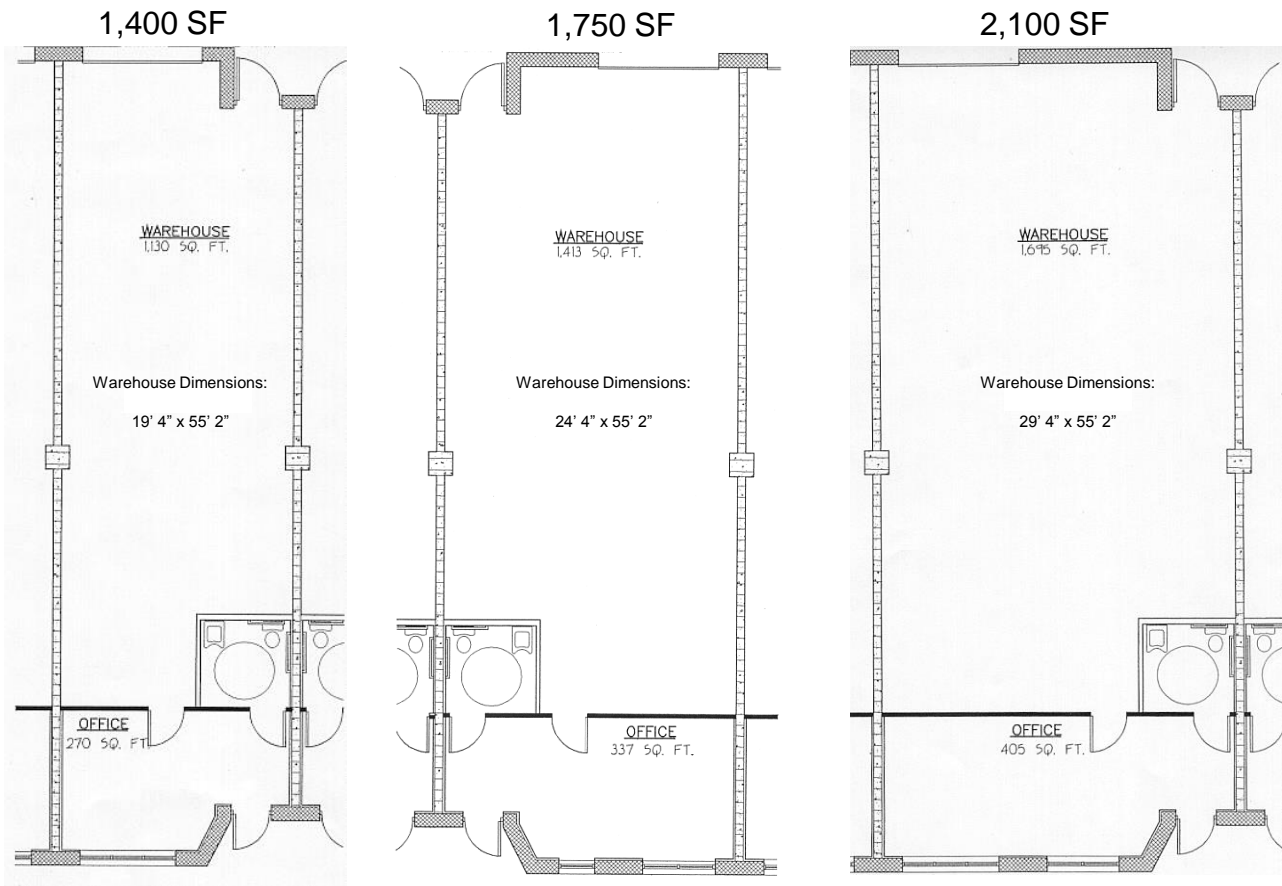
### FIXED MONTHLY RENTAL COST INCLUDES

- ◆ All common area maintenance charges (including snow removal)
- ◆ Building and parking lot repairs
- ◆ Warranty of heating and air conditioning systems
- ◆ Base year property taxes and building insurance
- ◆ Property Taxes
- ◆ Water charges

**CONTACT:** Leasing Manager, Katie O. Rivas  
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The information provided is meant to be a guide, all terms and conditions to be provided by a lease.

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Typical Floor Plans