

**FOR LEASE**

**22 CONNOR LANE  
DEER PARK, NY 11729**

**+/- 22,000 SF OF INDUSTRIAL SPACE  
(DIVISIBLE)  
BUILDING NEWLY RENOVATED**



## PROPERTY OVERVIEW

**22 Connor Lane** is a  $\pm 22,000$  SF single-story industrial facility situated on an oversized  $\pm 1.5$ -acre parcel in the highly sought-after Deer Park submarket. The property is currently undergoing extensive renovations, including a complete overhaul of the exterior, roof, and interior layout—positioning the asset as a build to suit and turnkey opportunity for a wide range of industrial users.

The site is fully fenced and offers ample parking and outdoor storage, ideal for operations requiring secure yard space. Located at the end of a cul-de-sac, the property benefits from excellent privacy and functionality.

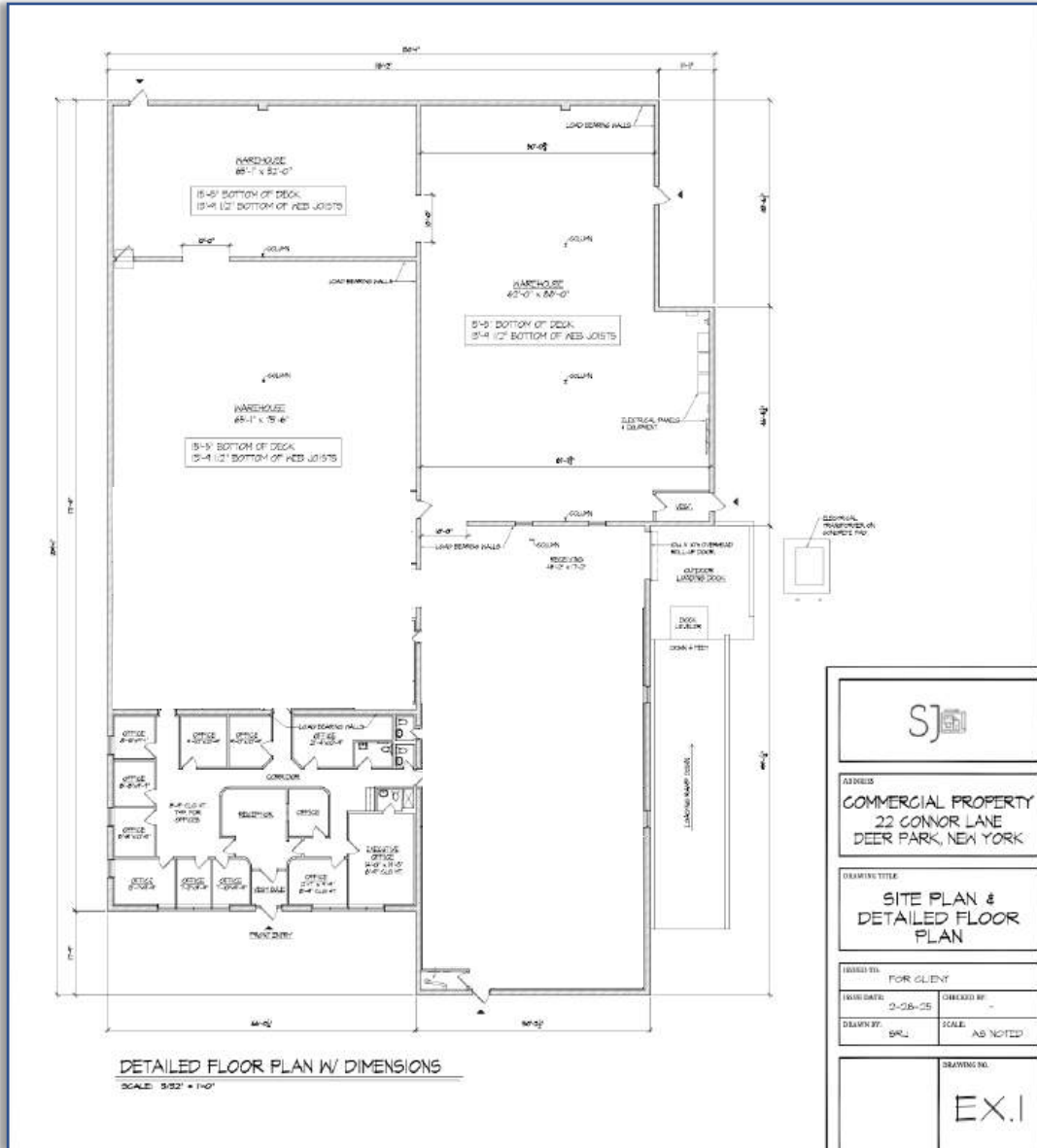
Zoned G (Light Industrial), the building supports a variety of uses and is equipped with heavy power, full sprinkler coverage, and complete HVAC throughout - making it suitable for manufacturing, warehousing, distribution, or flex users.

**LEASING HIGHLIGHTS:**

<b>PROPERTY SIZE:</b>	+/- 22,000 SQFT
<b>AVAILABLE SPACE:</b>	<b>+/- 22,000 SQFT (DIVISIBLE)</b> <b>(+/- 10,000 SF &amp; +/- 12,000 SF)</b>
<b>LOT SIZE:</b>	+/- 1.5 ACRES
<b>OFFICE:</b>	BUILT TO SUIT
<b>CEILING HEIGHT:</b>	+/- 14.5' CLEAR
<b>LOADING DOCKS:</b>	ONE (1)
<b>DRIVE IN DOORS:</b>	ONE (1)
<b>POWER:</b>	2500 AMPS @ 480 VOLTS
<b>HVAC:</b>	FULLY (GAS)
<b>SPRINKLERS:</b>	FULLY (WET)
<b>SEWERS:</b>	NONE (SEPTIC)
<b>PARKING:</b>	AMPLE (+/- 50+ STALLS)
<b>OCCUPANCY:</b>	IMMEDIATE
<b>TERM:</b>	NEGOTIABLE
<b>LEASE TYPE:</b>	MODIFIED GROSS
<b>ZONING:</b>	BABYLON G



FLOORPLAN (BTS & CUSTOMIZABLE) & BIRDSEYE VIEW



AERIAL VIEW



**GREAT LOCATION AT THE  
END OF A CUL-DE-SAC**

**BROKER CONTACT:**

FOR MORE INFORMATION OR TO SET UP A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

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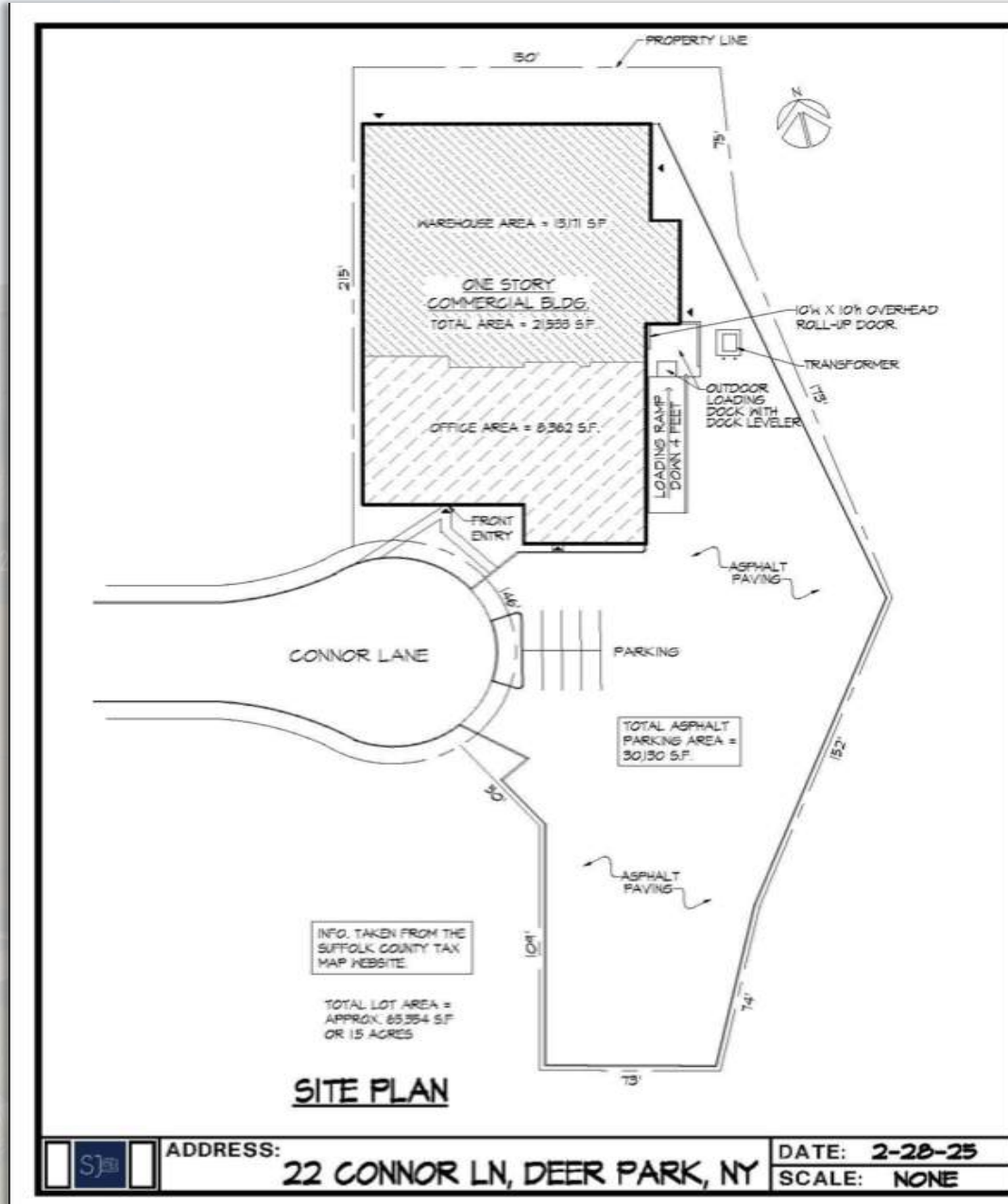
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**SUMMIT** COMMERCIAL REAL ESTATE



ADDRESS: 22 CONNOR LN, DEER PARK, NY DATE: 2-28-25  
SCALE: NONE