

**FOR LEASE****ASKING PRICE: \$18.00 PSF /GROSS + CAM****UNIT #25 | SPACE DETAILS:**

CONDO SIZE:	+/- 2,500 SF
ZONING:	L1 (LIGHT INDUSTRIAL)
OFFICE SPACE:	+/- 500 SF
BATHROOMS:	1
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (12'x10') DRIVE IN
HEAT:	GAS IN WAREHOUSE ELECTRIC IN OFFICES
POWER:	200 AMPS / 3 PHASE
SPRINKLERED:	YES
PARKING:	AMPLE
OCCUPANCY:	IMMEDIATE
LEASE TERM:	3-5 YEARS
RE TAXES:	BASE YEAR INCLUDED

INDUSTRIAL CONDO UNIT

- PART OF A +/- 32,500SF MULTI-TENANTED BUILDING SITUATED ON +/- 4.7 ACRES, THIS UNIT IS FULLY RENOVATED WITH BRAND NEW MECHANICALS.
- GREAT LOCATION - NEAR ALL MAIN HIGHWAY CORRIDORS, INCLUDING VETERAN'S MEMORIAL HWY. WITH EASY ACCESS TO THE LONG ISLAND EXPY. /EXITS 57/58 AND SUNRISE HWY. NEARBY LI MACARTHUR AIRPORT AND LIRR.

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

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