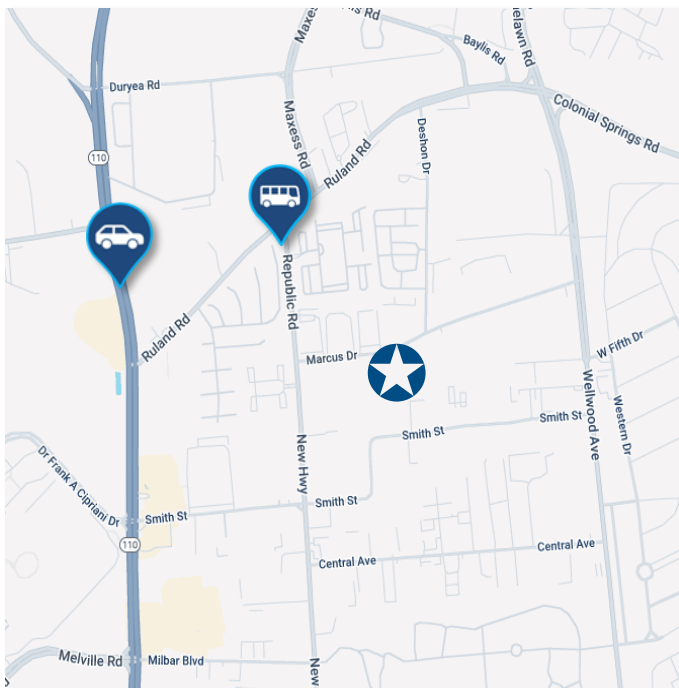


PRIME WAREHOUSE / FLEX SPACE FOR LEASE




SPACE AVAILABLE


80,000 SF
DIVISIBLE TO 30,000 SF

OCCUPANCY

Q2 2026

LOCATION

 Close Proximity to Route 110, Southern State Parkway, & I495 Long Island Expressway

 Easy Access to Public Transportation Suffolk County Transit Bus #12

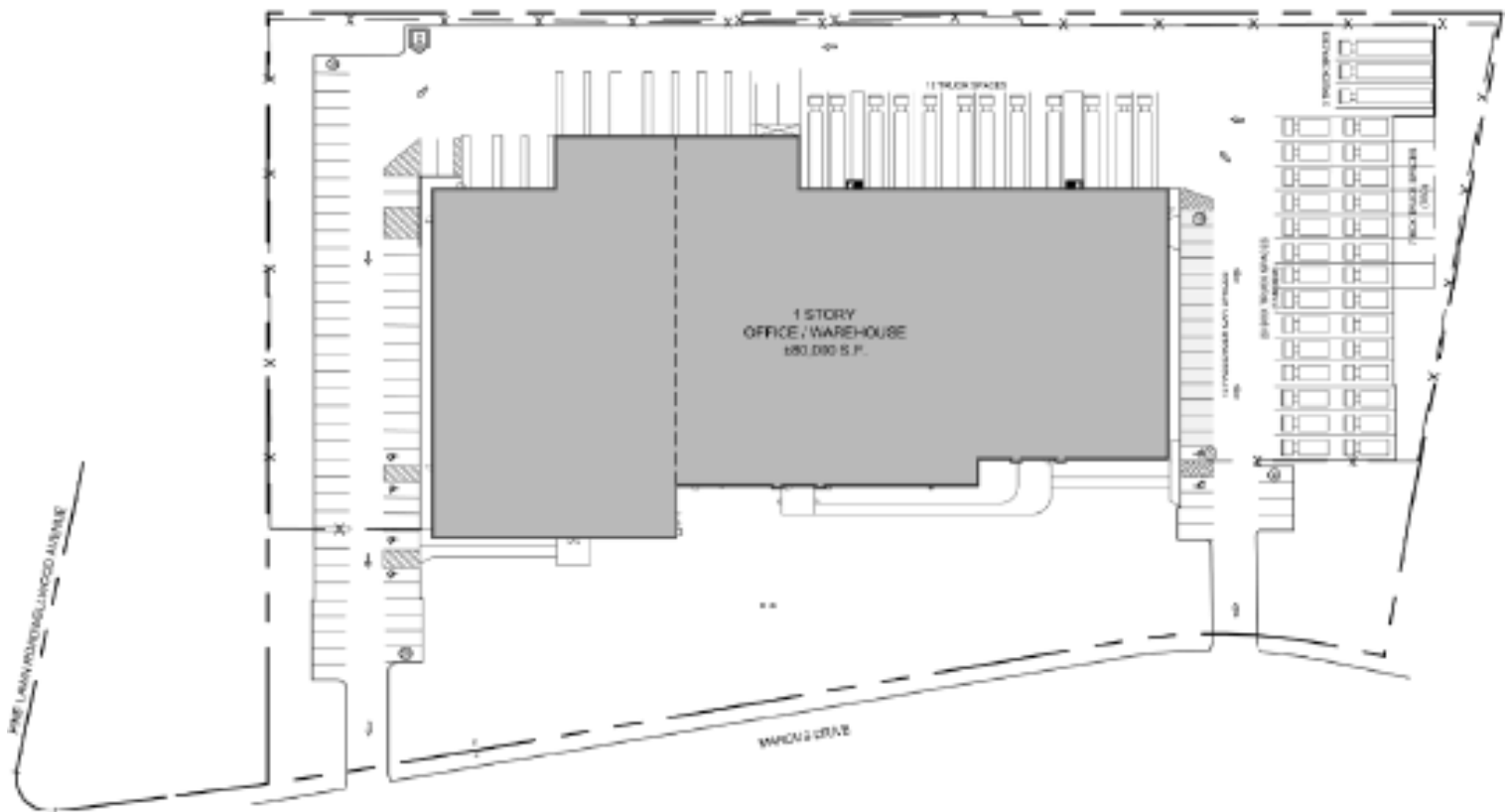
PROPERTY HIGHLIGHTS

- + Ideal for R&D Warehouse and Distribution
- + 16' Clear Ceiling Height
- + 20 Loading Docks
- + 4,000 AMPs Electric
- + 156 Parking Spaces
- + Fully Air Conditioned
- + Zoned I-1 Light Industry

SITE PLAN | Q2 2026 OCCUPANCY

WAREHOUSE SPACE AVAILABLE: 80,000 SF

DIVISIBLE TO 30,000 SF



PROPOSED DIVISION PLAN | Q2 2026 OCCUPANCY

WAREHOUSE SPACE AVAILABLE: 80,000 SF

DIVISIBLE TO 30,000 SF

