

200 ROGER'S WAY | WESTHAMPTON BEACH, NY

16,173 SF INDUSTRIAL SPACE FOR LEASE



Rechler Equity Partners

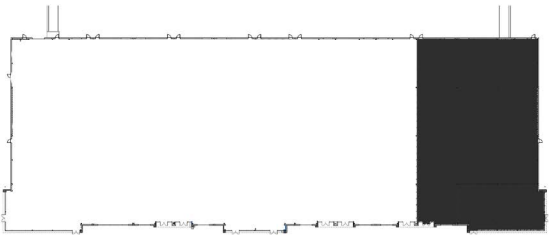
CURRENT OPERATING EXPENSES:	
RE TAXES/OPERATING EXPENSES	\$1.90 PSF
CAM	\$1.00 PSF
BUILDING INSURANCE	\$0.40 PSF
	\$3.30 PSF

SUITE G/H

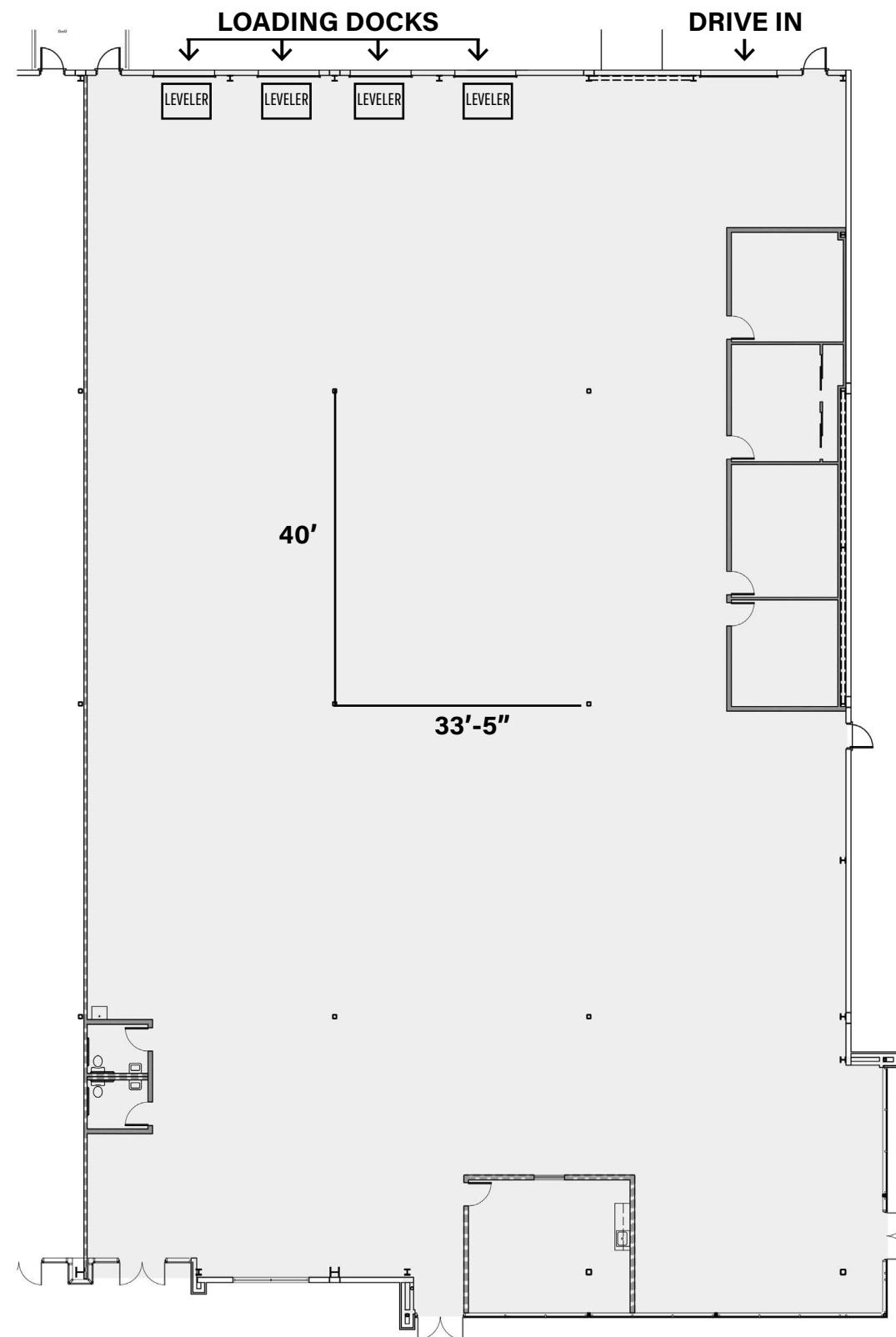
TOTAL RSF 16,173 SF	PRICE PSF \$26.00 NET*
OFFICE N/A	ELECTRIC 200 AMPS @ 277/480V
WAREHOUSE 16,173 SF	HEAT GAS
CEILING HEIGHT 22' CLEAR	SPRINKLERS ESFR
BAY SIZE 33'-5" X 40'	FIBER OPTICS VERIZON & OPTIMUM
DOCKS 4 WITH LEVELERS	OCCUPANCY 1/1/2027
DRIVE-IN 1 - 10' x 12'	STATUS NEW

- * NET OF OPERATING EXPENSES
- ▶ 10 PARKING SPACES
 - ▶ SEWERED
 - ▶ END CAP UNIT

KEY PLAN



FLOOR PLAN



- WAREHOUSE
- OFFICE