



**FOR LEASE**

**Major Price Reduction**

**ASKING: \$14.75 PSF / GROSS + CAM & INS.**

**SPACE DETAILS:**

<b>SPACE AVAILABLE:</b>	<b>+/- 6,300 SF</b>
<b>ZONING:</b>	<b>IN1</b>
<b>OFFICE SPACE:</b>	<b>+/- 1,200 SF</b>
<b>CEILING HT:</b>	<b>+/- 16' CLEAR</b>
<b>LOADING:</b>	<b>1 (10'x12') DRIVE IN   1 DOCK</b>
<b>HEAT:</b>	<b>GAS</b>
<b>AIR CONDITIONED:</b>	<b>FULLY</b>
<b>POWER:</b>	<b>300 AMPS / 3 PHASE</b>
<b>SPRINKLERED:</b>	<b>FULLY</b>
<b>PARKING:</b>	<b>AMPLE</b>
<b>RE TAXES:</b>	<b>BASE YEAR INCLUDED</b>
<b>UTILITIES:</b>	<b>SEPARATELY METERED</b>
<b>OCCUPANCY:</b>	<b>ARRANGED</b>

**INDUSTRIAL SPACE  
EXCELLENT CONDITION**

- PART OF A +/- 13,860 SF MULTI-TENANTED INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON A +/- 0.92 ACRE LOT.
- THIS SPACE FEATURES (2) PRIVATE OFFICES, (2) BATHROOMS, REAR LOADING AND SIGNAGE.
- LOCATED JUST NORTH OF VETERAN'S MEMORIAL HWY (NY-454), CLOSE TO LI MACARTHUR AIRPORT, LIRR, LONG ISLAND EXPY. (I-495) AND SUNRISE HWY. (RTE 27)

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

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