

## **Warehouse Space for Lease – 6,000 SF Available**

**3085B New St, Oceanside, NY 11572**

---



**Now Leasing Functional Industrial Space in Prime Location**

**Space Size: 6,000 SF Warehouse**

**Office Space: 500 SF**

**Ceiling Height: 20'**

**Loading: 1 High Drive-In Door**

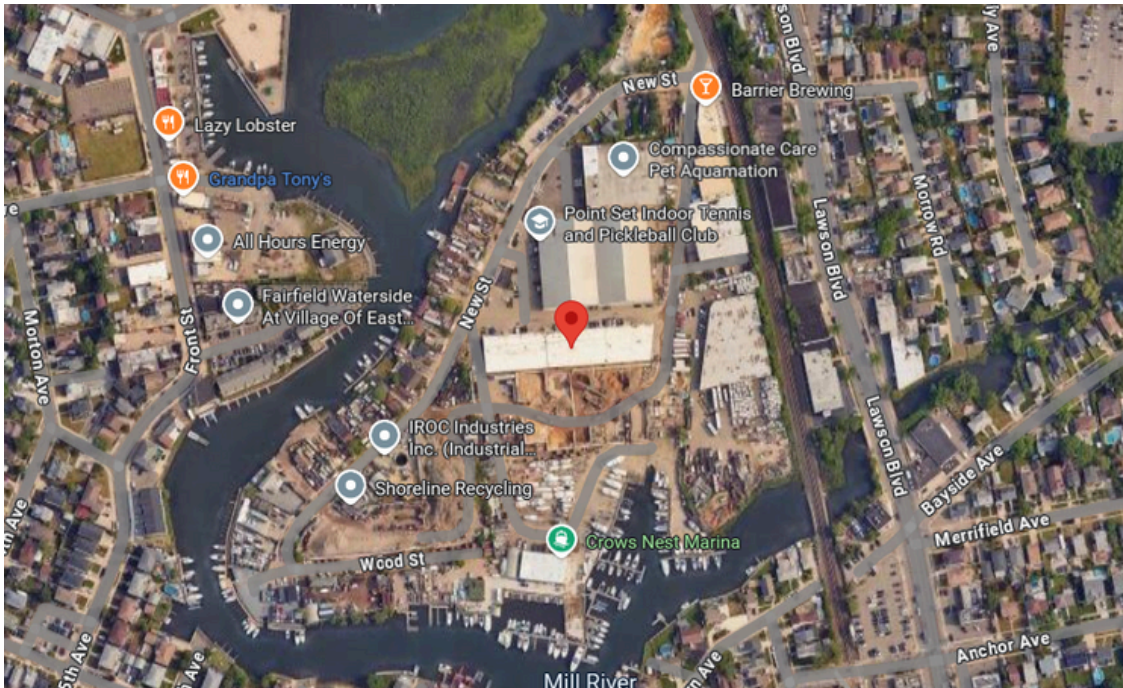
**Lease Price: \$22.00 per SF**

**Lease Type: Modified Gross**

**Availability: August 2025**

**Highly functional and spotless Warehouse / Distribution / Storage / Light Manufacturing facility, includes private offices and 3 bathrooms • Parking available for private cars and small trucks • Additional parking for trucks or fleet is available upon request • Close to LIRR and public transportation • Easy access to main thoroughfares • Available immediate**

**FOR LEASE  
INDUSTRIAL**



**Exclusively presented by:**



**Eliane Said**

**Commercial Real State Advisor**

**eXp Commercial**

**M: (516) 314-6219**

**[eliane.said@expcommercial.com](mailto:eliane.said@expcommercial.com)**

All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.