

36,000 SF DIVISIBLE FOR LEASE DIRECTLY OFF L.I.E.

66-70 AUSTIN BOULEVARD, COMMACK, NEW YORK



FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013
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All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com

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Property Description

Premier Commercial RE, LLC is pleased to announce that it has been retained on an exclusive basis to handle the marketing associated with the lease of 66-70 Austin Boulevard in Commack, New York.

This 40,000 sf building that offers divisions of 20,000 sf & 16,000 sf sits on a generous 2.65 Acres of property that offers a large rear yard for truck/trailer parking and ample parking spaces. The building is located in the prestigious Hauppauge Industrial Park and is well suited to serve as a warehouse/distribution or manufacturing center, while accommodating comfortable corporate administrative offices. Loading is serviced via 2 large ground level drive-in doors and 2 loading docks. Other features include gas heat, generous column spacing and 16 feet five inches of clear height. Located immediately off Exit 54 of Long Island Expressway.

Building Size: +/- 40,000 SF
Availability: +/- 36,000 SF
(Divisions 20,000 SF & 16,000 SF)
Lot Size: 2.6 Acres
Ceiling Height: 16' 5" Clear
Heat: Gas
Loading Docks: 2
Drive Ins: 2
Power: Ample
Sprinklered: Fully
Parking: Abundant for cars and trailers
Real Estate Taxes: \$88,698.34 (\$2.46 PSF)
Availability: Immediate
Asking Lease Price: \$17.00 PSF NNN

Planned Building Improvements:

- Repave Parking lot
- Refurbish Office
- New lighting
- New Bathrooms



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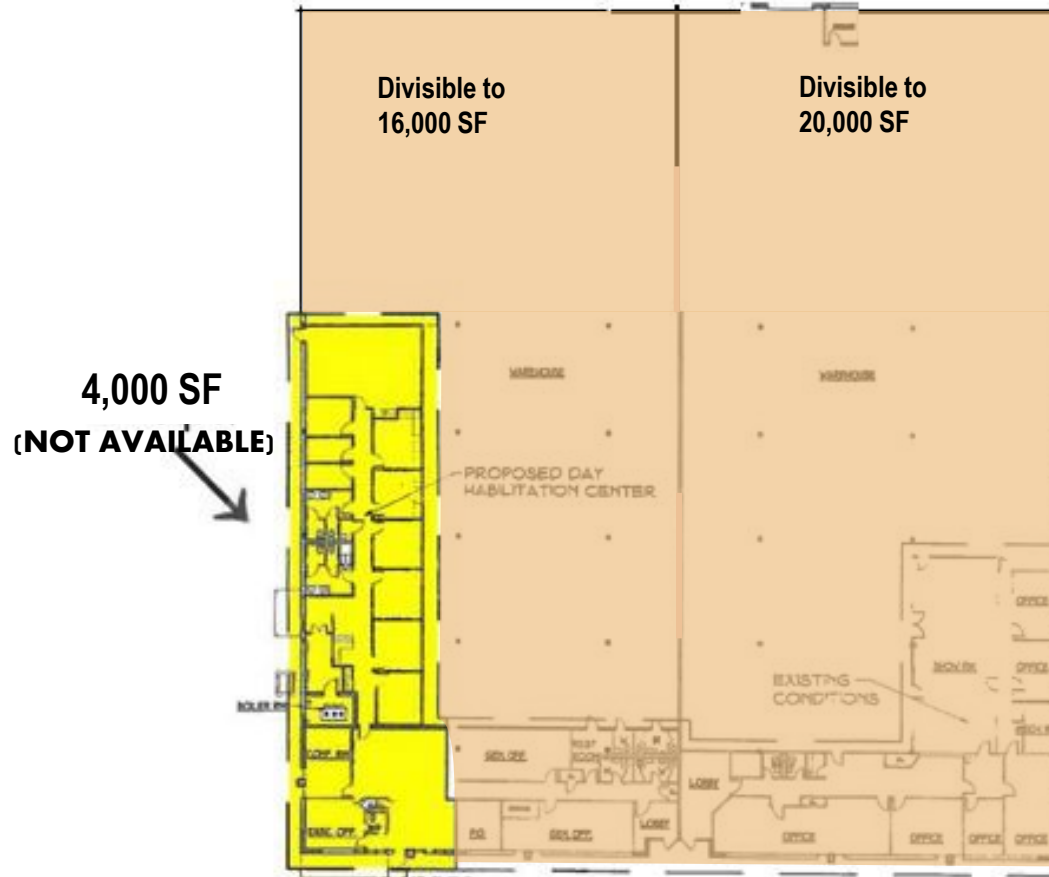
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Loading Area



36,000 sf Available

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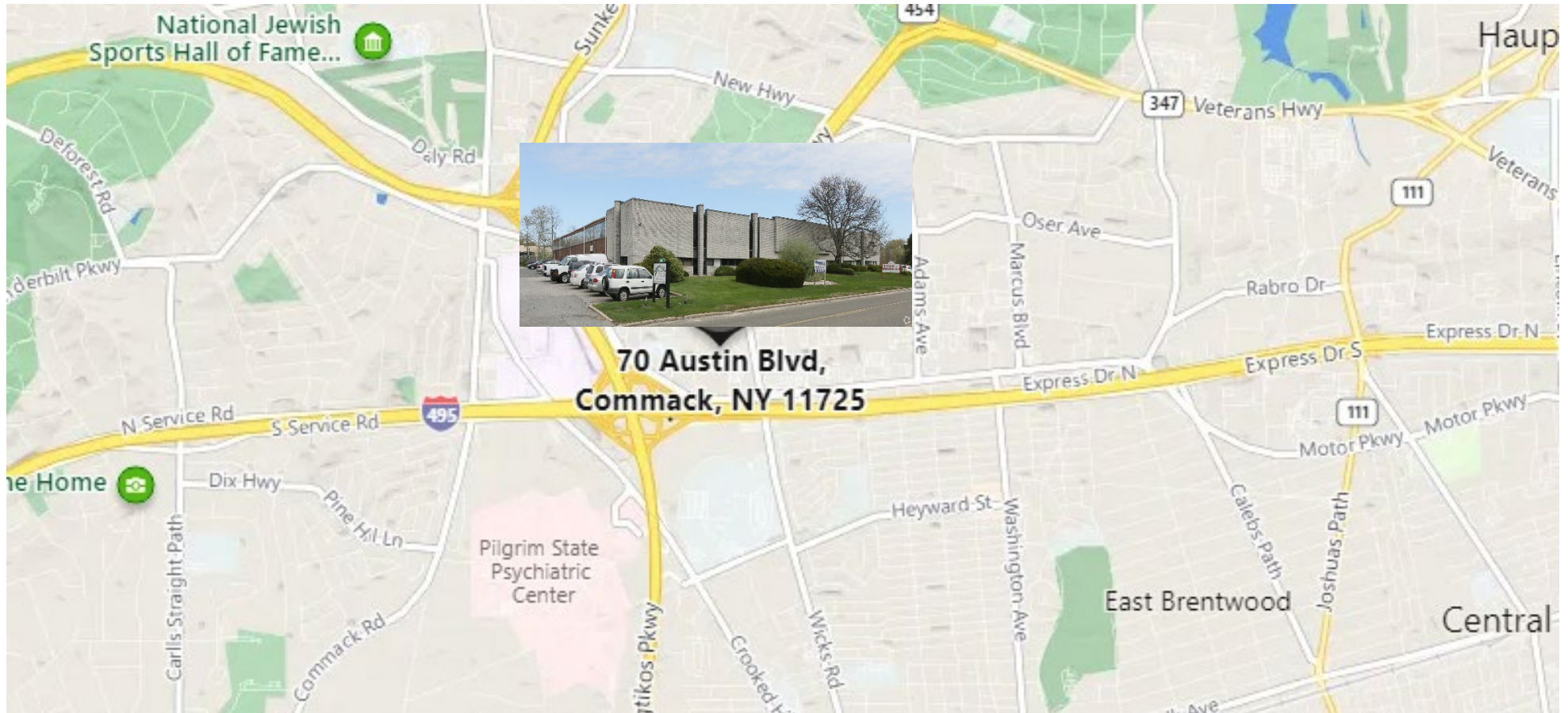
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Map:



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