

OFFERING SUMMARY

Lease Rate:	\$16 PSF Gross
Available SF:	3,915 SF
Power:	200 Amps 3 Phase Electric
Utilities:	Direct Meter Gas & Electric
Loading:	9' Drive-In Door
Zoning:	Light Industrial

PROPERTY OVERVIEW

Located north of Bayshore Road on Brook Avenue in Deer Park. Minutes from Southern State Parkway and Sunrise Highway.

Lease Rate Includes RE Taxes, Water, Snow Removal, and Common Area Maintenance (CAM).

Two Months Security Deposit And First Month's Rent Due at Lease Signing.

PRICE REDUCTION \$16 psf

PROPERTY HIGHLIGHTS

- Unit 1: 3,915 SF with 50% office space - Frontage on Brook Avenue (Office space can be removed to increase size of warehouse.)

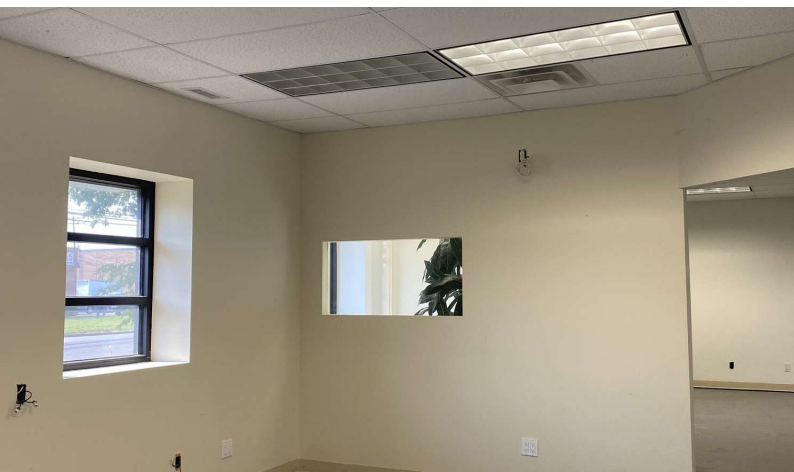
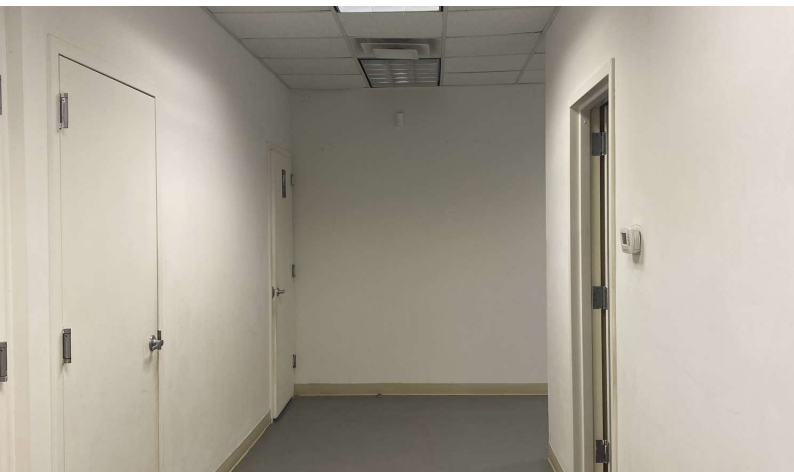
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.