

**6,900 sq. ft. of Industrial Space For Sublease**  
**Minimum Division 4,000 sq. ft.**  
**160 Wilbur Pl, Bohemia**



### Specifications:

<b>Building Size:</b>	<b>62,710 sq. ft.</b>
<b>Lot Size:</b>	<b>3.90 Acres</b>
<b>Office Space:</b>	<b>600 sq. ft.</b>
<b>Ceiling Height:</b>	<b>16.0'</b>
<b>Loading:</b>	<b>3 Dock(s)</b>
<b>Power:</b>	<b>200 amps</b>
<b>Sewers:</b>	<b>Septic</b>

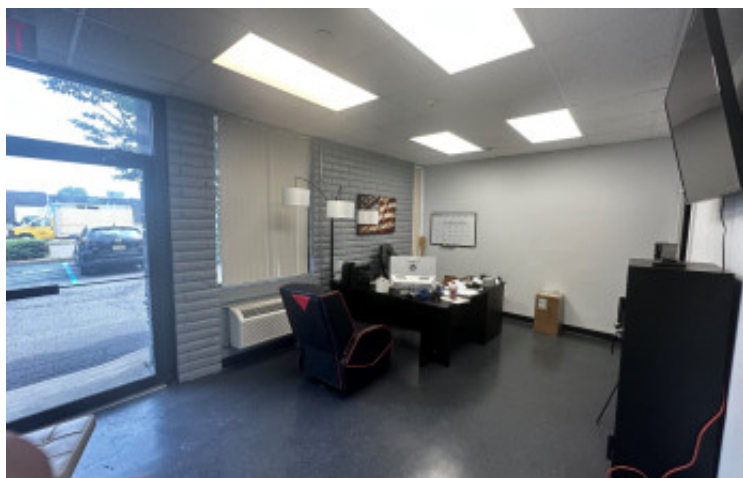
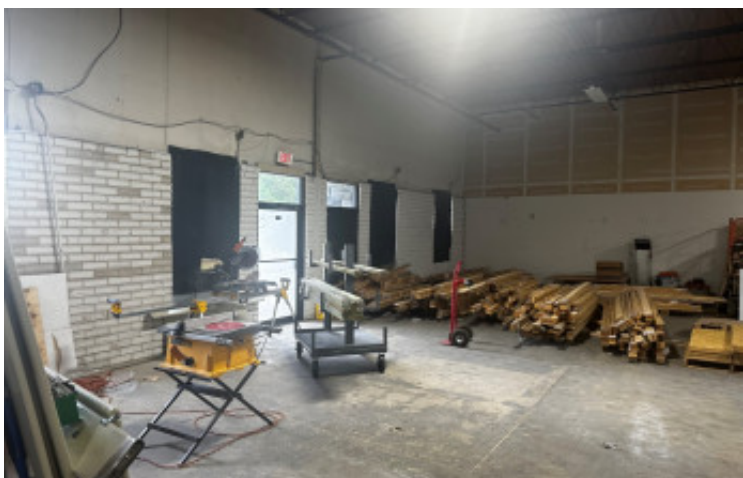
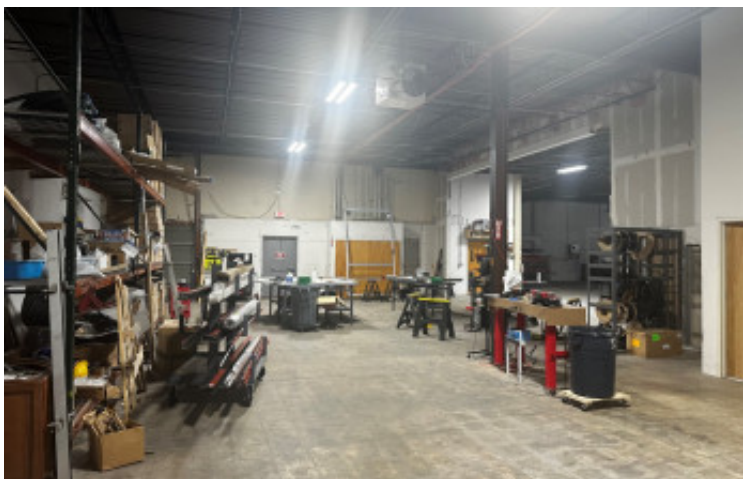
### Pricing and Timing:

<b>Occupancy:</b>	<b>30-60 Days</b>
<b>Sublease Exp:</b>	<b>04/30/2027</b>
<b>Lease Price:</b>	<b>\$14.00/sq. ft.</b>
	<b>Gross+CAM</b>

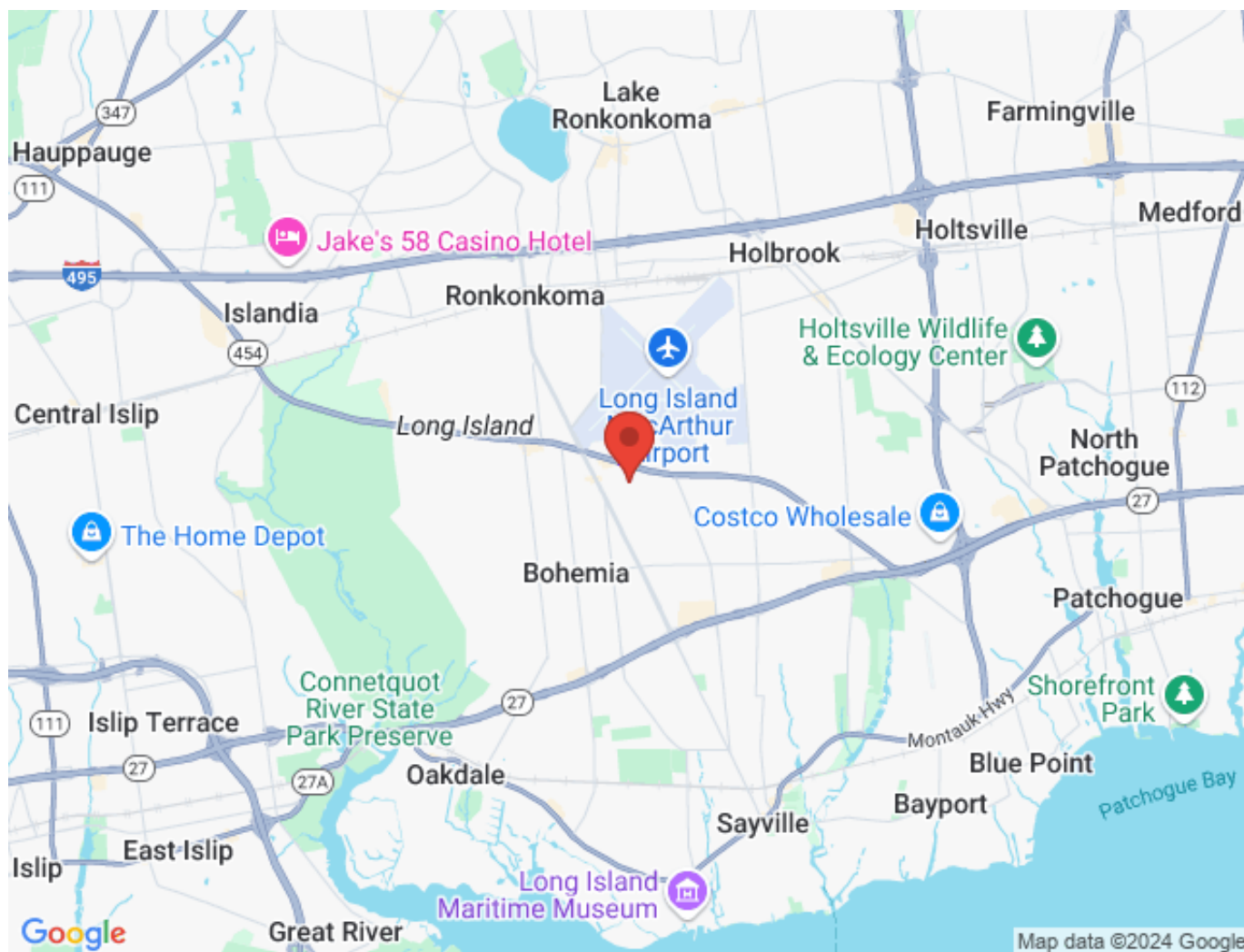
- Suite 200 • Distribution space with minimal office
- Divides easily for 4,000 SF dead storage option
- Efficient loading
- 25' x 31' column spacing
- Available on 30 days notice

**For more information please contact:**

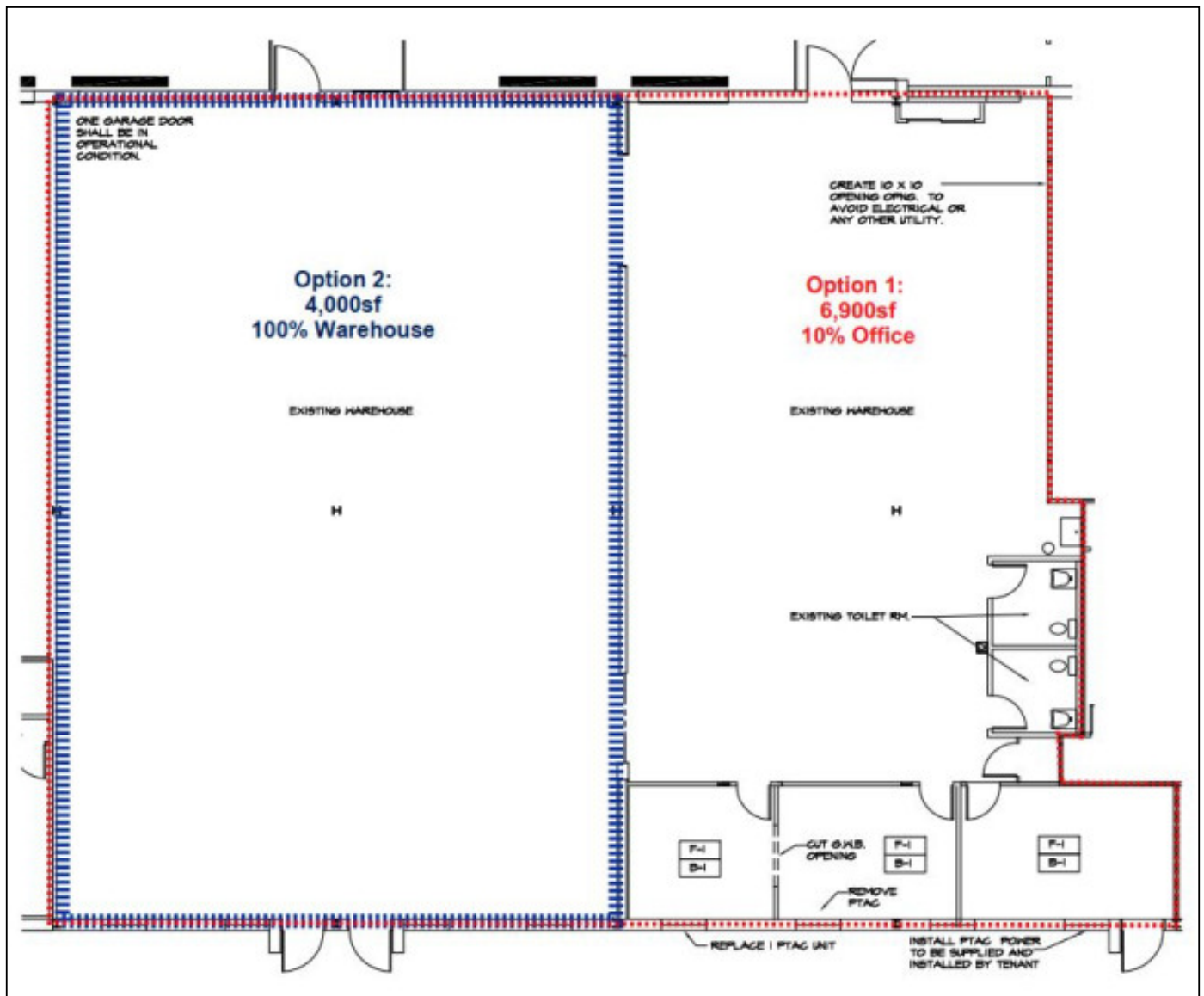
**Luca Perinuzzi, RE Salesperson**  
917-710-3236 (cell)  
631-293-3700 x21  
lp@schackerrealty.com

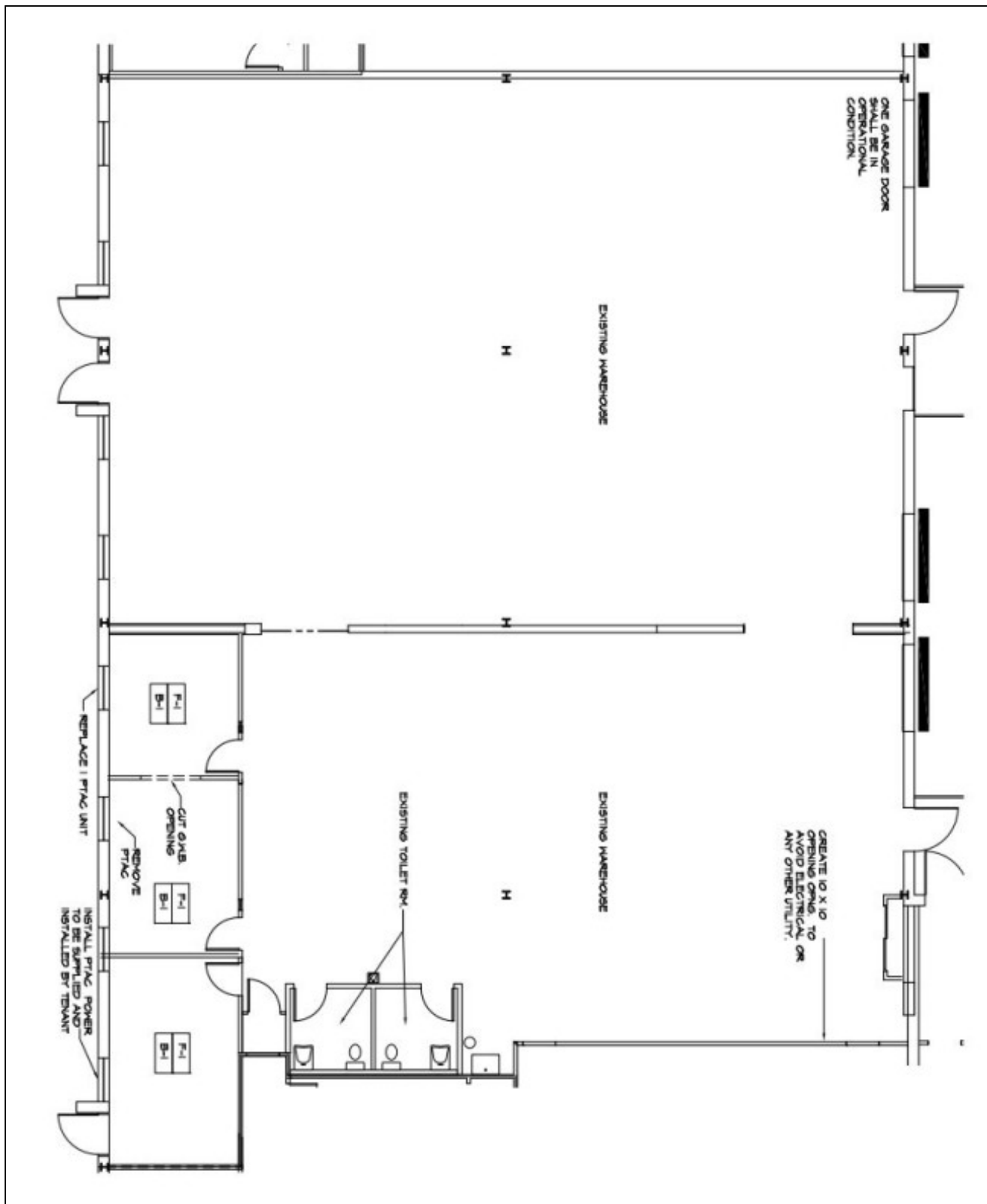


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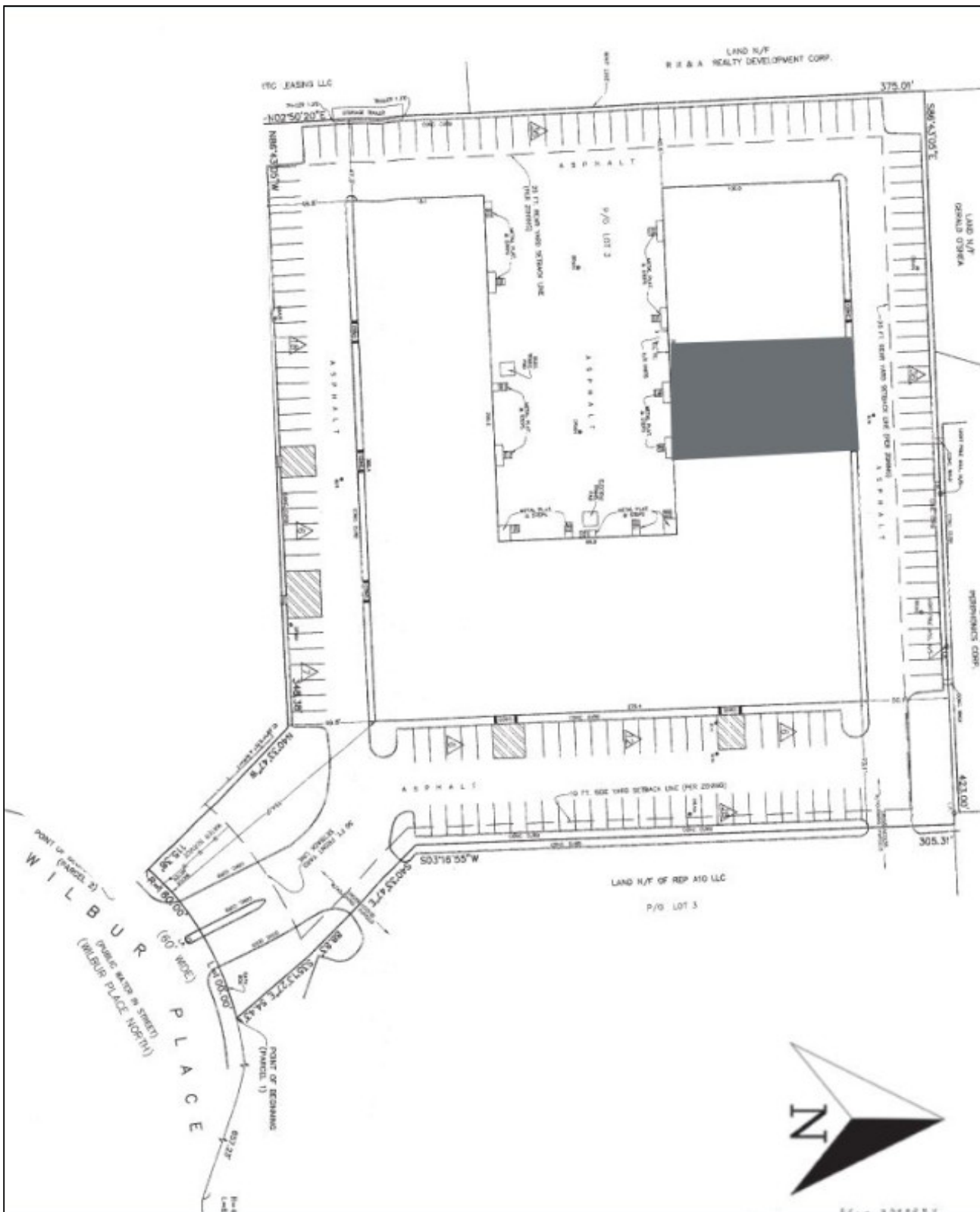


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