



**5,000 sq. ft. of Industrial Space For Lease**  
**629-633 W Merrick Rd, Valley Stream**



**Specifications:**

**Building Size:** 24,141 sq. ft.  
**Office Space:** 10%  
**Ceiling Height:** 12.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 400 amps  
**A/C:** Offices Only  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** 1/1/2025  
**Lease Price:** \$ 22.50 Ind Gross

High visibility space located within close proximity to the Queens/Nassau border, JFK Airport, ample parking, walking distance to multiple bus stops. • This is the rear of the building



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