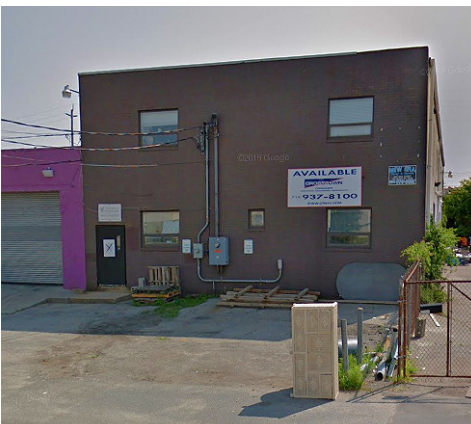




# 3001 NEW STREET OCEANSIDE, NY 11572

**FOR  
LEASE**

**4,500 SF LOFT SPACE | 2ND FLOOR**



## PROPERTY INFORMATION

LOCATION	ON NEW STREET AND ACCESS ROAD
AVAILABLE SF	4,500
IDEAL FOR	EVENT SPACE, OFFICE, CAFE, ETC.
FEATURES	
✓ FULLY SPRINKLERED	
✓ FULLY SPEAKERED	
✓ 10' CEILING HEIGHT	
✓ HEATING & AC - ELECTRIC HVAC	
✓ WOOD STOVE	
✓ 3 OFFICES	
✓ FULL CAFÉ / BAR AREA	
✓ 2 FULL BATHROOMS W/ SHOWERS	
✓ 2 HALF BATHROOMS	
✓ 4 PARKING SPACES IN FRONT	
✓ WALK TO EAST ROCKAWAY LIRR	

## NEIGHBORING TENANTS

- BARRIER BREWING COMPANY
- OVAL PORT ENGINE CORP
- MATTRESS TRANSFORMERS

## LEASE PRICE

► \$5,500/month

For complete offering information  
or inspection, please contact:

**JON CIANGIULLI**

JON@CTNYC.COM

718-937-8100 x 105

516-369-5481

97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

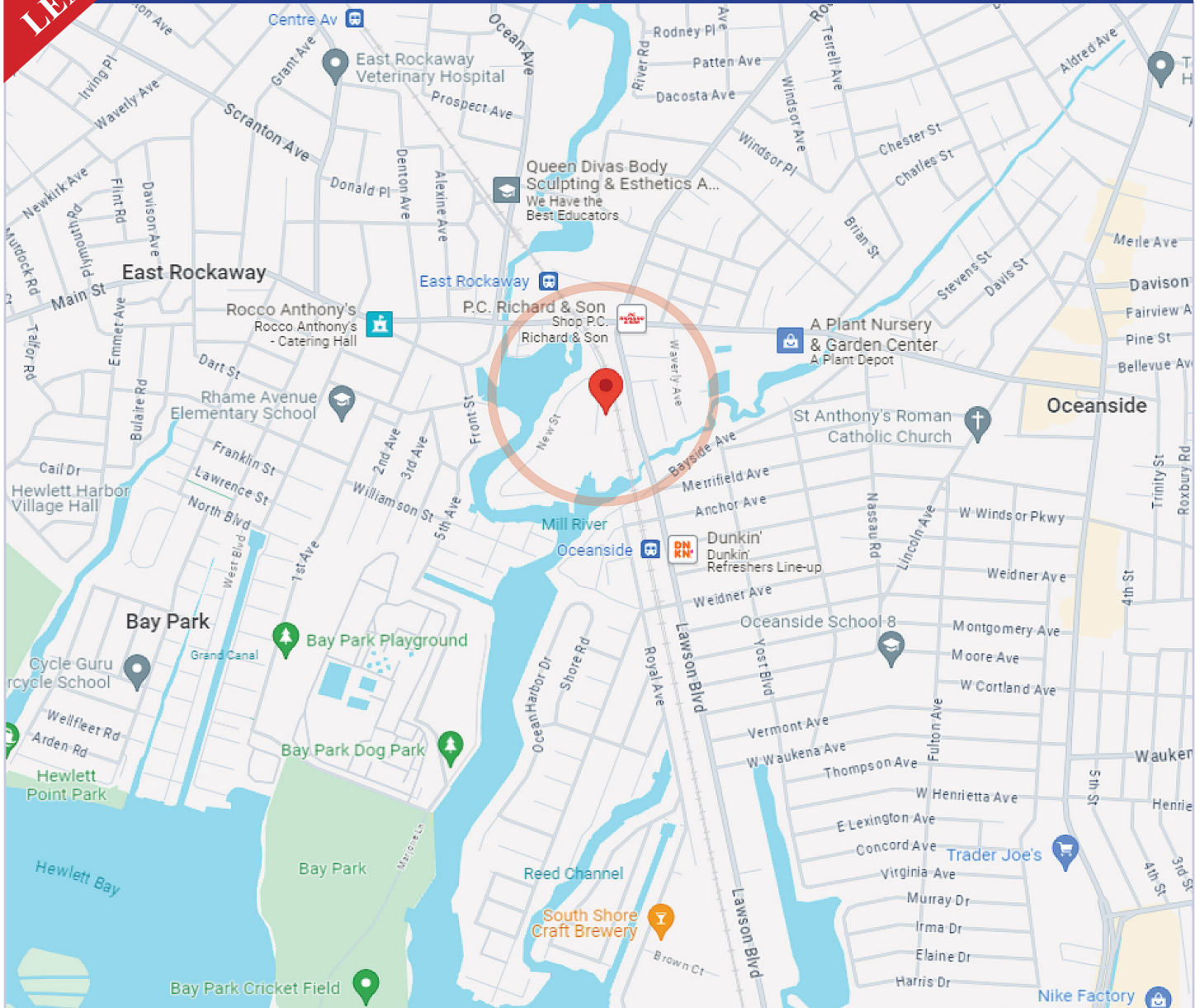
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## COMMUTER RAIL

East Rockaway Station	Long Island Rail Road	5 min walk	0.3 mi
Oceanside Station	Long Island Rail Road	6 min walk	0.3 mi
Centre Avenue Station	Long Island Rail Road	3 min drive	1.2 mi
Rockville Centre Station	Long Island Rail Road	3 min drive	1.6 mi
Lynbrook Station	Long Island Rail Road	4 min drive	2.1 mi

## TRANSIT/SUBWAY

Far Rockaway-Mott Avenue		13 min drive	6.8 mi
Beach 25 Street		14 min drive	7.2 mi
Beach 36 Street		15 min drive	8.0 mi
JFK Terminal 4		16 min drive	10.1 mi
JFK Terminal 5		19 min drive	10.5 mi

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