

# IDEAL USER PROPERTY FOR LEASE

**4217 AUSTIN BOULEVARD,  
ISLAND PARK, NEW YORK**



**FOR INFORMATION AND INSPECTION,  
PLEASE CALL: EXCLUSIVE AGENT**

**JOSHUA BROTTOR**

**AMOS BROTTOR**

[jbrotter@douglaspayton.com](mailto:jbrotter@douglaspayton.com)

## **(516) 829-7400**

**DOUGLAS, PAYTON & COMPANY, INC.** 505 NORTHERN BOULEVARD, GREAT NECK, NEW YORK 11021

**COMMERCIAL REAL ESTATE SERVICES**

All information is submitted subject to errors, omissions, change of rental price, sale price, or other conditions, prior sale, lease or financing, or withdrawn from the market with out notice.

### **SPACE SIZE:**

14,000+/- Sq. Ft.

### **LEASE PRICE:**

\$30,000 PER MONTH

### **TAXES:**

BASE TAXES INCLUDED

### **POWER:**

HEAVY POWER

### **HEAT:**

GAS

### **SPRINKLED:**

YES

### **CEILING HEIGHT:**

11', 16' & 27'6"

### **LOADING:**

ONE OVERHEAD DOOR

### **COMMENTS:**

- EXCELLENT PARKING
- FULLY AIR-CONDITIONING
- OFF STREET LOADING