

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross)
Building Size:	10,000 SF
Available SF:	1,755 SF
Lot Size:	0.4 Acres
Zoning:	Light Industrial

PROPERTY OVERVIEW

All Lease Prices Quoted Are Gross Include RE Taxes, Water, Snow Removal, and CAM.
Two Months Security Deposit And First Month's Rent Due at Lease Signing.

PROPERTY HIGHLIGHTS

- 10% +/- Office
- Overhead Door 9' x 8'
- 200 Amps | Three Phase Electric

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.



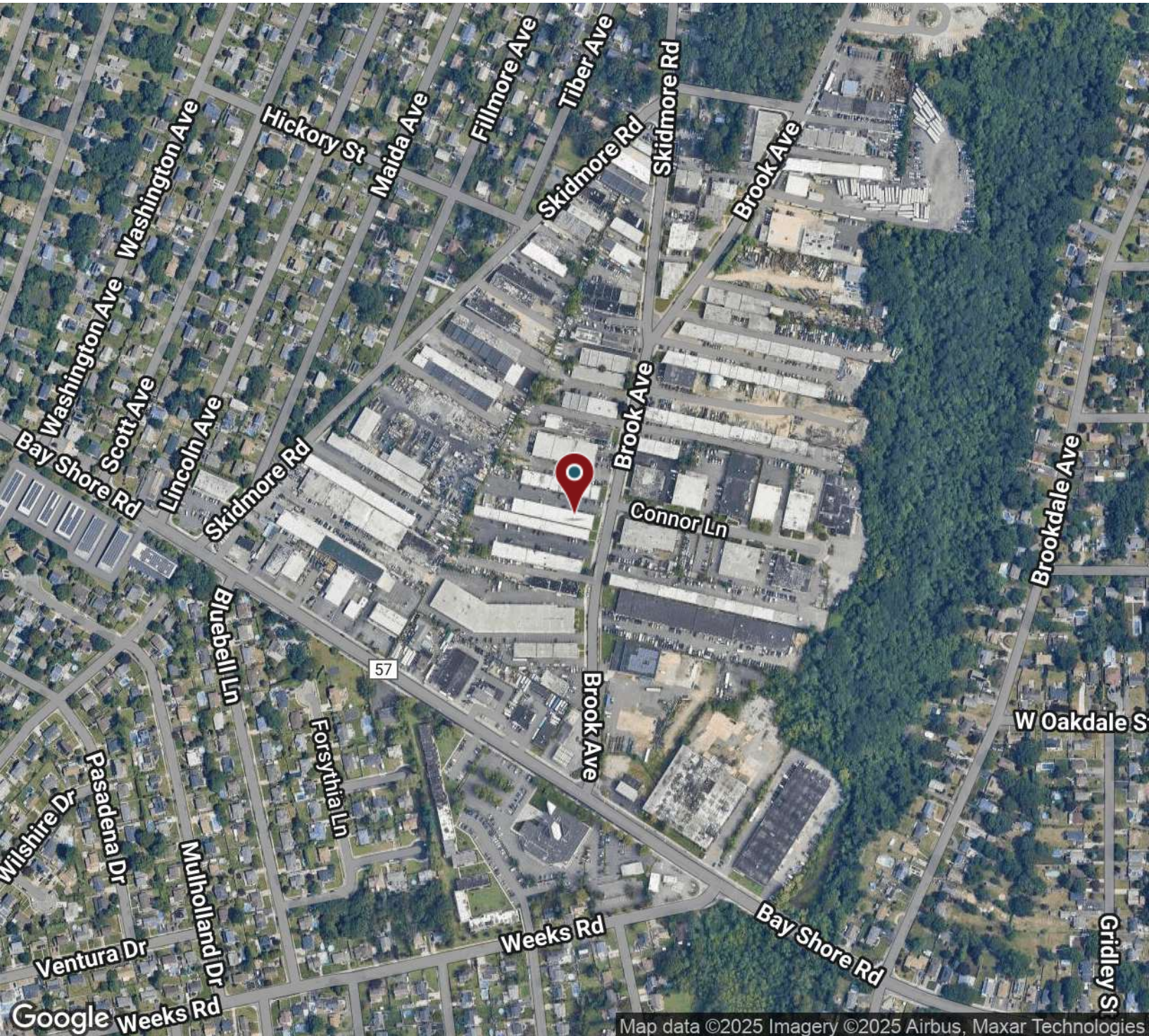
ARIC SCHACHNER

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.



Map data ©2025 Imagery / ©2025 Airbus, Maxar Technologies

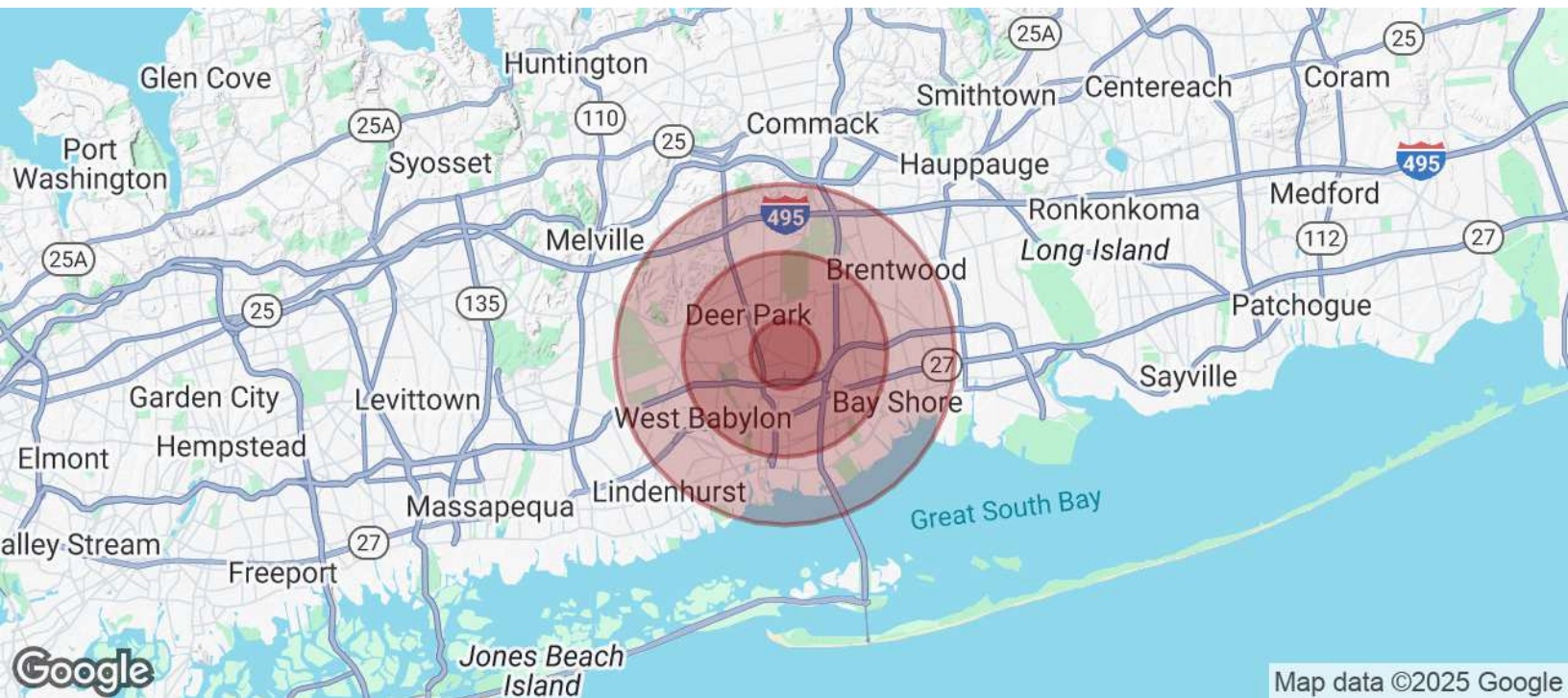
ARIC SCHACHNER

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.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,937	120,460	314,455
Average Age	39.6	38.0	37.6
Average Age (Male)	34.4	36.0	35.9
Average Age (Female)	43.1	39.7	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,699	38,932	96,746
# of Persons per HH	3.0	3.1	3.3
Average HH Income	\$84,092	\$92,977	\$99,509
Average House Value	\$365,797	\$421,622	\$457,821

2020 American Community Survey (ACS)

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.