

50 Emjay Blvd

BRENTWOOD, NEW YORK

82,191 SF AVAILABLE | 39,586 SF UNIT & 42,605 SF UNIT



PROPERTY DETAILS:

| | |
|---------------------|---|
| Unit A: | 39,586 SF / 9 Docks (no offices) Offices can be provided |
| Unit B: | 42,605 SF / 6 Docks (+/- 10% office) |
| Unit Combo (A & B): | 82,191 SF / 15 Docks (+/- 5% office) |
| Ceiling Height: | 23' Clear |
| Sprinklered: | Yes |
| Pricing: | \$13.75 PSF Gross* |

PROPERTY HIGHLIGHTS:

- o Highly functional available warehouse units
- o Warehouse can come fully racked
- o Easy access to the Long Island Expressway, Southern State Parkway, Sunrise Highway
- o Located in heavily secured and gated industrial park
- o Onsite Trailer parking can be provided

* Warehousing Services



FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690
JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013
Richard J. Cohen, President | Ashlind Properties | LIBN LIFETIME ACHIEVEMENT AWARD | Cell: 516-818-0935

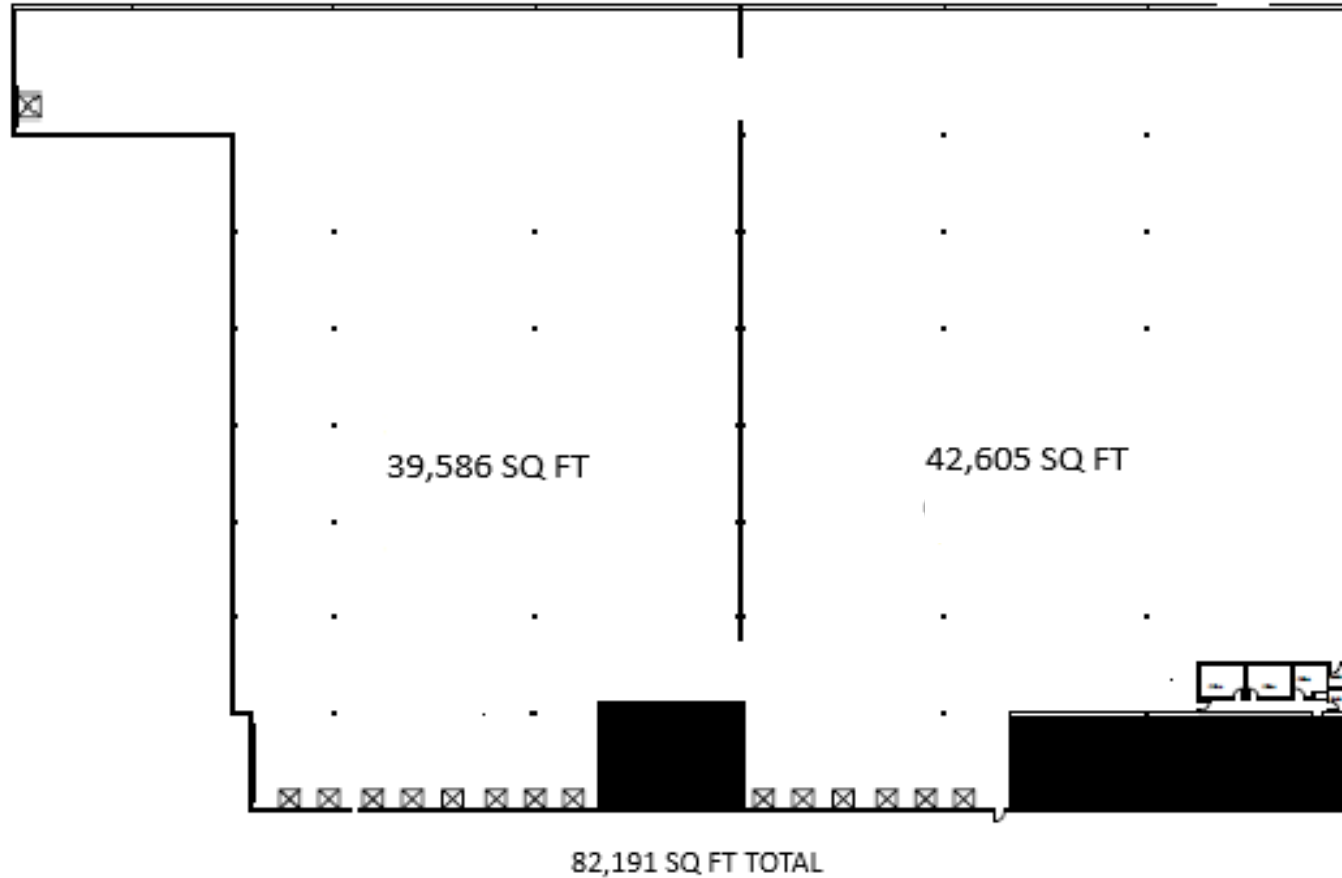
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