

# 2380 ROCKAWAY INDUSTRIAL | FOR LEASE



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## THE PROPERTY

- Metal industrial warehouse in M-1 zoning district
- Convenient access to major transportation corridors

## PROPERTY FEATURES

- Year Built: **1988**
- **6000+-** SQFT
- **20+** Parking Spaces
- Two large grade-level drive-in doors
- Private restroom and reception area
- New HVAC units serving office area
- Ample paved parking with truck access
- 20' clear ceiling height

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**For Lease**  
**6,000 SF @ \$12/F/year**  
**\$6000 a month**

## Highlights

- Office Area: Approx. 500+- SQFT. Reception, conference room, and private restroom with new finishes
- Warehouse Area: Open span, insulated walls/ceilings, LED lighting, 20' clear height
- Access: Two grade-level overhead doors, easy truck maneuverability

