

OFFERING SUMMARY

Lease Rate:	\$17 PSF Gross
Available SF:	3,915 SF
Power:	200 Amps 3 Phase Electric
Utilities:	Direct Meter Gas & Electric
Loading:	9' Drive-In Door
Zoning:	Light Industrial

PROPERTY OVERVIEW

Located north of Bayshore Road on Brook Avenue in Deer Park. Minutes from Southern State Parkway and Sunrise Highway.

Lease Rate Includes RE Taxes, Water, Snow Removal, and Common Area Maintenance (CAM).

Two Months Security Deposit And First Month's Rent Due at Lease Signing.

PROPERTY HIGHLIGHTS

- Unit 1: 3,915 SF
- 100% Warehouse
- Landlord will build-to suit office space.
- Frontage on Brook Avenue

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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.



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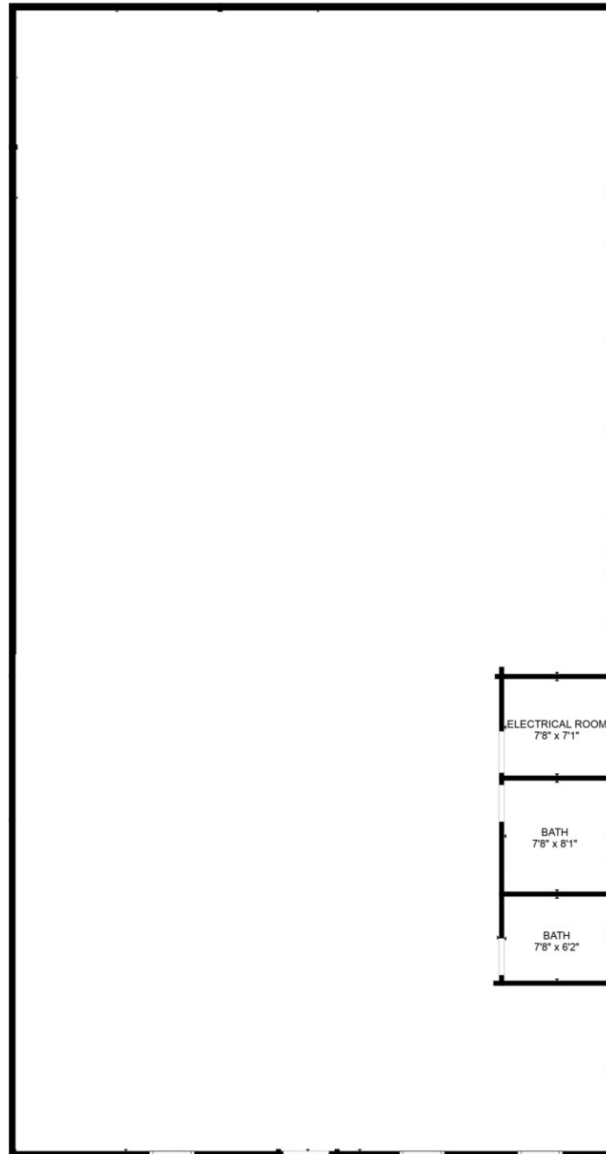
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(Not to Scale)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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