

91 Powerhouse Rd.

ROSLYN HEIGHTS, NEW YORK

FOR LEASE | 1,800 SF Freestanding Building on 0.36 Acres

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



COMING SOON FOR LEASE

**1,800 SF FREESTANDING BUILDING
OVERSIZED 0.36 ACRE CORNER LOT**

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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SPECIFICATIONS:

| | |
|-----------------|-------------------|
| Building Size: | +/- 1,800 SF |
| Lot Size: | +/- 0.36 Acres |
| Office: | +/- 10% |
| Ceiling Height: | 14' Clear |
| Loading: | 4 Drive-ins |
| Heat: | Gas |
| Parking: | Ample – Large Lot |
| Taxes: | \$32,156.74/Year |

LEASE PRICE: \$15,000/Month NNN

- Ideal for retail and auto uses
- Just 500 Ft from LIE Exit 37!
- Corner lot with four curb cuts
- Great visibility



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Aerial:



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