



## Pad Site For Lease

92 Carleton Ave, Islip Terrace, NY 11752

**kw** THE WOODLANDS  
& MAGNOLIA  
KELLERWILLIAMS. REALTY



**Elisa Calise**

Keller Williams Commercial

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## Pad Site For Lease

Upon Request

The owner occupied property will be delivered vacant upon request. A unique wrap around corner commercial lot with curb cuts on Carleton Ave and Karp Drive. Just .5 miles from Sunrise Hwy Rt 27, minutes from Fairfield Developments, and Suffolk Courts Business Center. Great signage, high traffic exposure, and across from a public parking lot. This lot includes a 3,200sqft building with 4 automotive bays. Opportunity awaits at 92 Carleton Ave., Islip Terrace...

- High Traffic Exposure on oversized wrap around corner lot. Contact Elisa Calise direct 631-219-5195

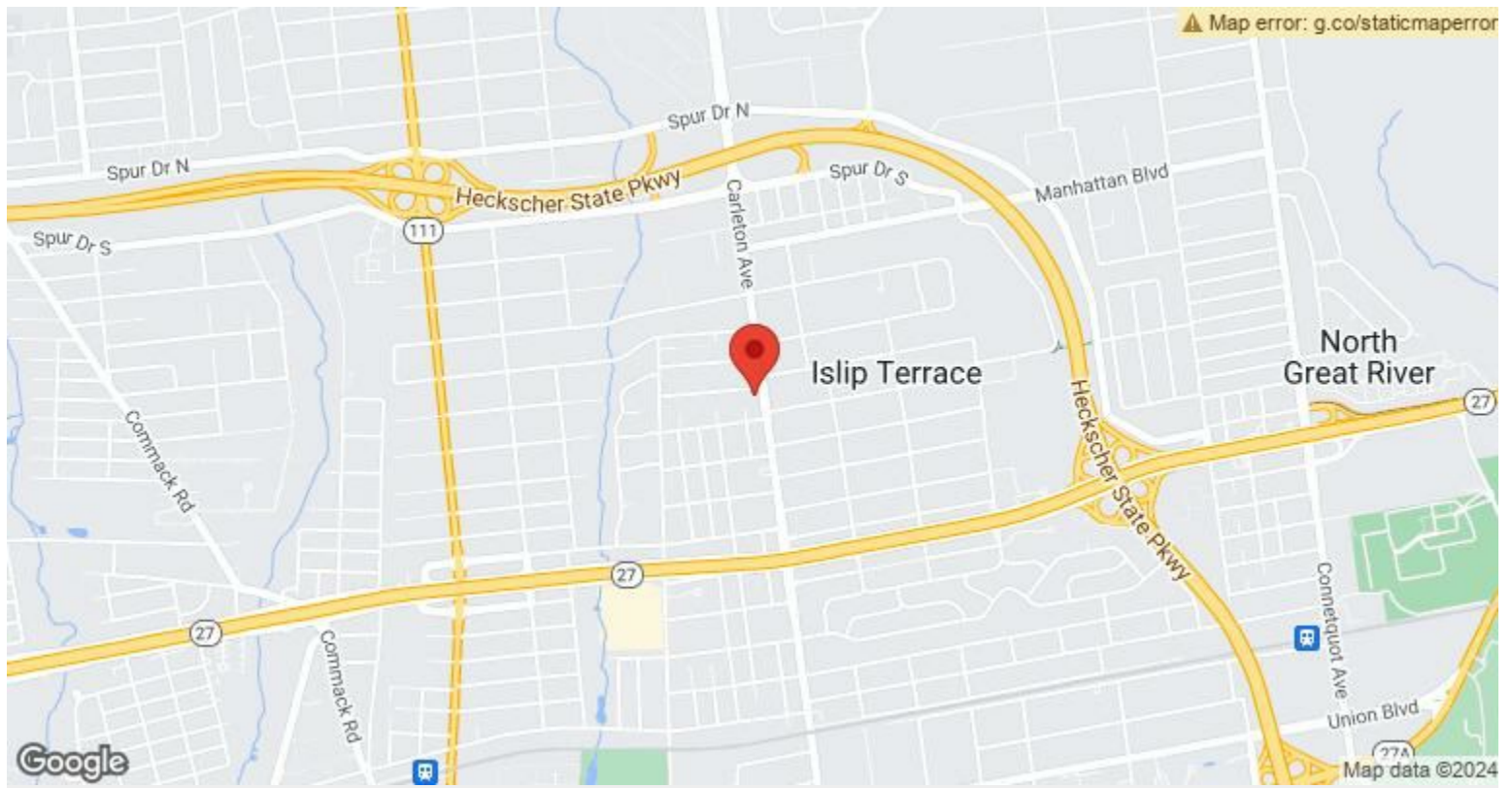


Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Taxes:	\$0.12 USD/SF/MO
Operating Expenses:	\$0.04 USD/SF/MO
Rental Rate Mo:	Upon Request

## Space 1

Space Available	27,007 SF
Rental Rate	Upon Request
Date Available	Now

This rare corner pad site lot is available for lease. The commercial corner lot wraps around with curb cuts on Carleton Ave, and Karp Dr. The well maintained lot is paved with partial rear fenced in space for outdoor storage and more.



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