

**For Lease**

Office, Flex, Lab, R&D, Industrial

**23,338 SF**

Divisible to 10,000 SF

Built to Suit with Loading Dock and Drive-in Door



**175 Crossways Park Drive**

**Woodbury, NY**

Divisible 23,338 square feet of flex space situated in a 41,031 square foot building located in Woodbury, New York, immediately off the Seaford-Oyster Bay Expressway and the Long Island Expressway exit 44.

- Loading docks & drive-in doors available to suit
- Built to suit finished with up to 90% office, R&D, lab, production or other
- Extensive parking at entrances
- Separate entrances/Access 24 hours
- Separately metered utilities
- Fully sprinklered, sewers, gas heat
- Modern exteriors and landscapes

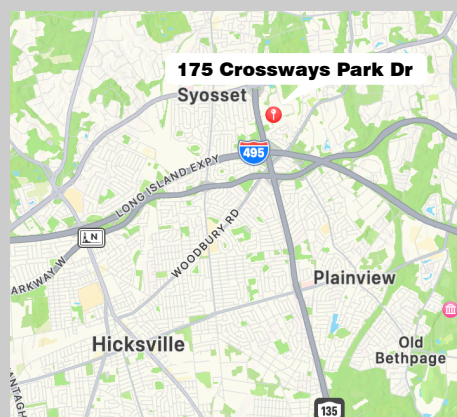


**For Leasing Information:**

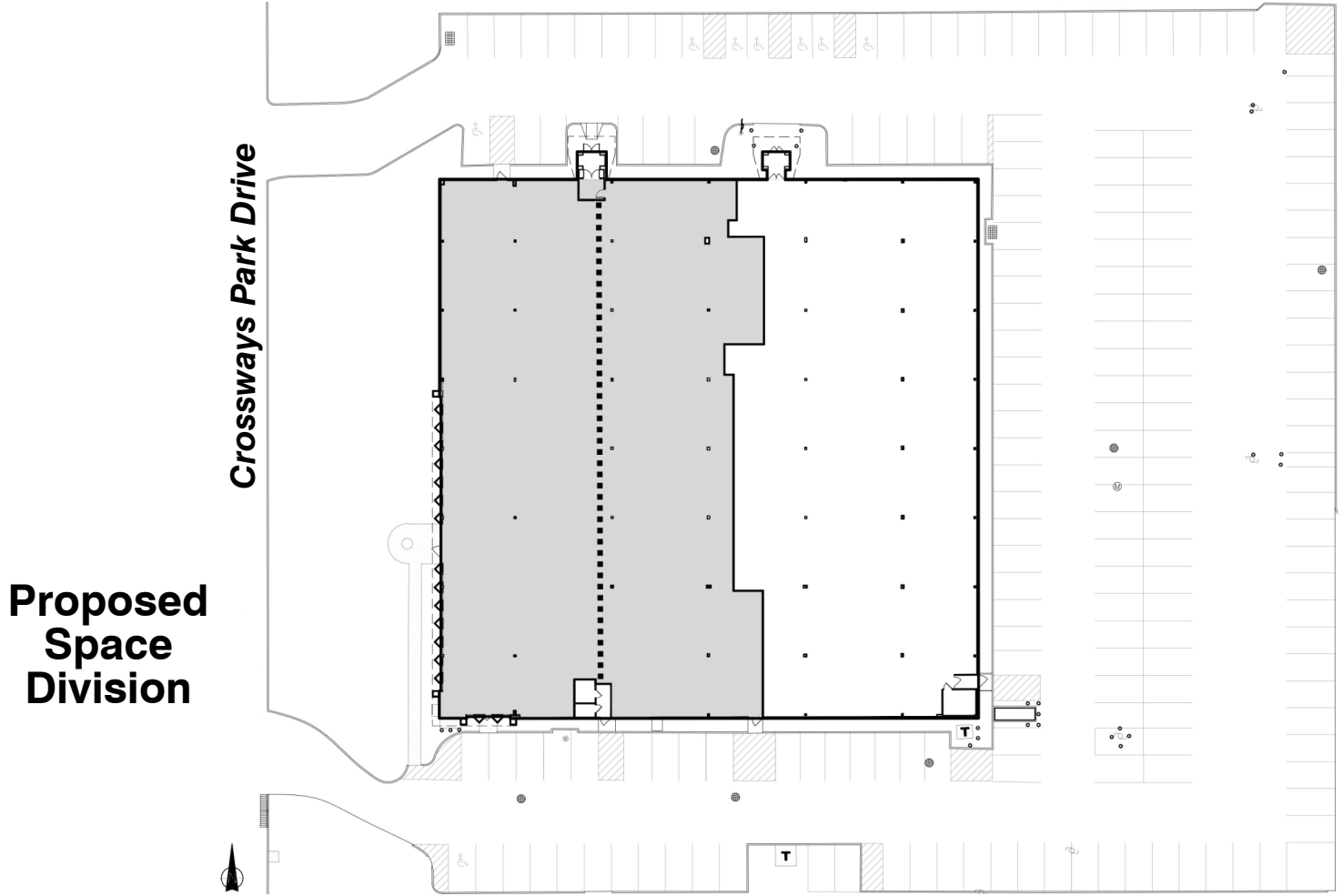
Contact: David G. Hunt, MCR, CCIM  
Licensed Real Estate Broker

Hunt Corporate Services, Inc.  
185 Express Street, Suite 300  
Plainview, NY 11803  
T: 516-937-1000 E:dhunt@huntcorp.com  
www.huntcorp.com

**Management by:**



# 175 Crossways Park Drive Woodbury, NY



## Description:

23,338 square feet can be divided into a minimum suite of 10,000 square feet finished as office, flex, lab or industrial spaces with a loading dock and drive-in door. Built and finished to suit with a high level of finish supported with extensive onsite parking.

## Location:

Easy access to the Long Island Expressway, Seaford-Oyster Bay Expressway, Northern State Parkway and Jericho Turnpike in Woodbury, NY.

## Management:

Professional build out and management by Anton Cerrone Realty with a distinguished reputation for quality building on Long Island for over 50 years. Servicing several Fortune 500's and numerous tenancies across twenty properties throughout Nassau & Suffolk county.

## Building:

Built to Suit:	Yes - per tenant requirements up to 90% finish available
Sprinklers:	Yes
Sewers:	Yes
Power:	To suit
Loading:	Loading docks & drive-in doors to suit

## Parking:

187 total parking spaces available, with allocation based on finish requirements.

## Pricing:

Custom proposal based on size finishing requirements

## Taxes:

\$7.69 per square foot

## Occupancy:

60 to 90 days