



FOR LEASE
Exclusive

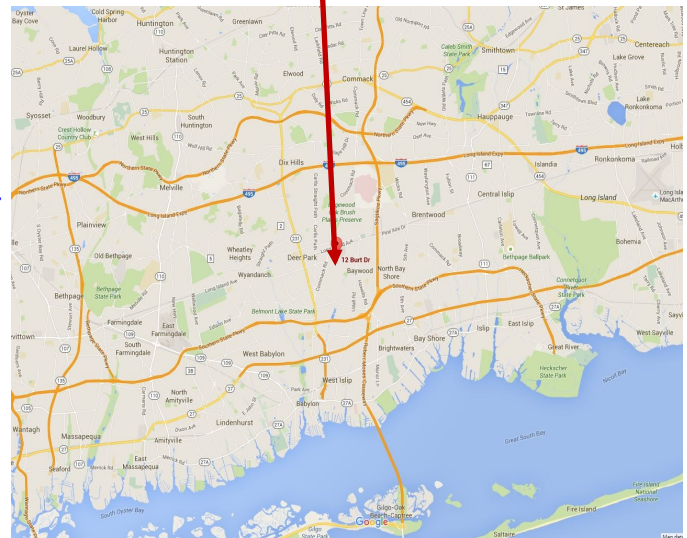
4,300 SF Warehouse/R&D

12 Burt Drive, Deer Park, NY 11729

Flex space
Warehouse, storage,
or light industrial
Space fully
Air Conditioned



- **Lease Price: \$13.00 (plus utilities)**
- **4,300 Sq. Ft. Warehouse/Light Industrial/R&D space**
- **Space currently fully AC with 10 ft. drop ceiling (can be expanded to 14 ft. under steel)**
- **Loading: 1 overhead door**
- **Can add 10% office**
- **Available October 2024**



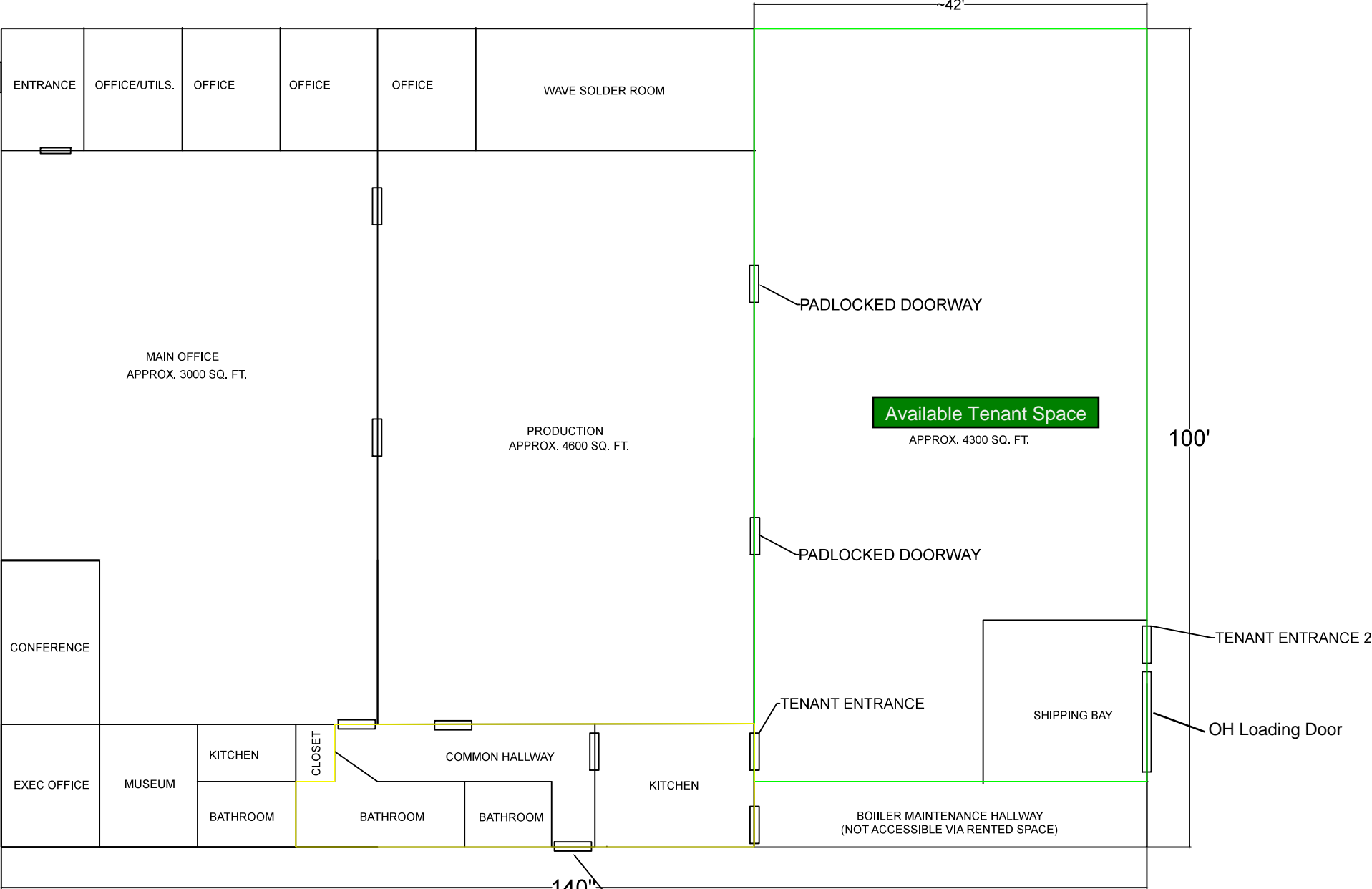
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SALES ❖ TENANT REPRESENTATION ❖ LEASING

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided. Images, content and design Copyrighted CCR 2008-2023

MCG - 12 BURT DRIVE

FRONT OF BUILDING



Available Tenant Space

APPROX. 4300 SQ. FT.

42'

100'

140'

| KEY | |
|--------|--------------|
| GREEN | TENANT SPACE |
| YELLOW | COMMON SPACE |