



**FOR LEASE  
2,650 SF**

### Property Description

- **Ceiling Height:** 14' clear
- **Office:** Under 10%
- **Loading:** One 12'W x12'H overhead door
- **Power:** 200A single-phase
- **Parking :** 2 Reserved; additional shared parking
- **Sewer:** Yes
- **Heat:** Oil
- **Zoning:** IN-1
- **A/C:** No

### Asking Price:

**\$15.50/SF Modified Gross  
(\$3,423/month)**

- **Utilities:** Separately metered electric; tenant-supplied heating oil
- **Additional Charges:** tenant pays pro-rata share of tax increases, insurance, and snow removal



**For More Information Contact  
Exclusive Broker :**

**Aimal Pahrand**

**Licensed RE Salesperson**

**Cell: 516-983-2805**

**[apahrand@industryone.com](mailto:apahrand@industryone.com)**

**Industry One Realty Corp  
150 Broadhollow Rd Suite 315  
Melville, NY 11747**

**Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

**631-694-3500  
[www.industryone.com](http://www.industryone.com)**