



**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

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

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