

195 Marine St.

FARMINGDALE, NEW YORK

FOR LEASE | 5,000 SF INDUSTRIAL/FLEX UNIT

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



FOR LEASE

5,000 SF Industrial Unit in Farmingdale Ideal for Warehouse, R&D, and Assembly Uses

FOR INFORMATION CONTACT EXCLUSIVE BROKER:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

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PROPERTY SPECIFICATIONS:

Unit Size:	+/- 5,000 SF
Office/Assembly Area:	+/- 40%
Ceiling Height:	13' Clear
Loading:	1 Drive-in
Power:	Ample
Heat:	Gas
Parking:	Large side yard
Occupancy:	Immediate



PRICING:

\$18.00 PSF Modified Gross

(Includes Base Year RE Taxes)

PROPERTY HIGHLIGHTS:

- Newly renovated, functional industrial unit
- Located in the South Farmingdale Industrial Park
- Approximately 6 miles from the Long Island Expressway (I-495)
- Approximately 1 mile from Route 109

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