

**UNIT G | SPACE DETAILS:**

Space Available:	+/- 5,175 SF
Office Space:	+/- 1,100 SF
Ceiling Ht:	+/- 14' Clear
Loading:	1 Exterior Dock
Heat:	Gas
Air Conditioned:	Fully
Power:	200 Amps
Parking:	Ample
RE Taxes:	Base Year Included
Utilities:	Separately Metered
Occupancy:	Immediate
Lease Term:	Negotiable

ASKING: \$16.50 PSF /GROSS**INDUSTRIAL SPACE**

- **THIS UNIT FEATURES A KITCHENETTE, TWO BATHROOMS, SLOP SINK IN WAREHOUSE AND POWER DISTRIBUTION THROUGHOUT. PART OF A +/- 40,000 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON A +/- 2 ACRE LOT IN THE EXECUTIVE SQUARE BUILDING PARK.**
- **LOCATED CLOSE TO ALL MAJOR HIGHWAYS, DEER PARK LIRR STATION AND TANGER OUTLET AT THE ARCHES.**
- **ALL PRICES ARE SUBJECT TO FINAL LANDLORD APPROVAL.**
- **TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE AND SNOW REMOVAL BILLED SEPARATELY.**

For further information or to arrange an inspection, please contact exclusive broker(s):

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