

HUNT

Corporate Services, Inc.

We Facilitate Your Business

23,376 Square Feet Industrial/Flex Space for Lease
Will Divide! Ideal for R&D, pharma, or back office.



175 Crossways Drive West, Woodbury, NY

A 40,515 square foot renovated industrial/flex building located immediately off the Seaford-Oyster Bay Expressway and a short distance to the Long Island Expressway. The 2.93 acre site is situated in the prestigious Crossways Park and has extensive parking. **Owner will custom finish to suit.**



- > 23,376 square feet for lease, **will divide**
- > Up to 90% office and finished space is possible
- > Separately metered utilities
- > Ceiling height is 13.5' under steel
- > Loading to suit
- > Separate outside entrance, parking at door
- > Sewers, gas heating, full air-conditioning
- > Generous parking
- > Fire sprinkler system

175 Crossways Drive West, Woodbury, New York



Description:

23,376 square feet available in a 40,515 square foot industrial/flex building with extensive parking, which allows a high degree of office and R&D type use. **Space is divisible.**

Location:

Minutes from the Long Island Expressway, Seaford-Oyster Bay Expressway, and Jericho Turnpike in the Crossways Industrial and Office Park.

Parking:

160 parking spaces for the entire building, with a parking ratio 4 to 1.

Occupancy:

Fall 2023

Building:

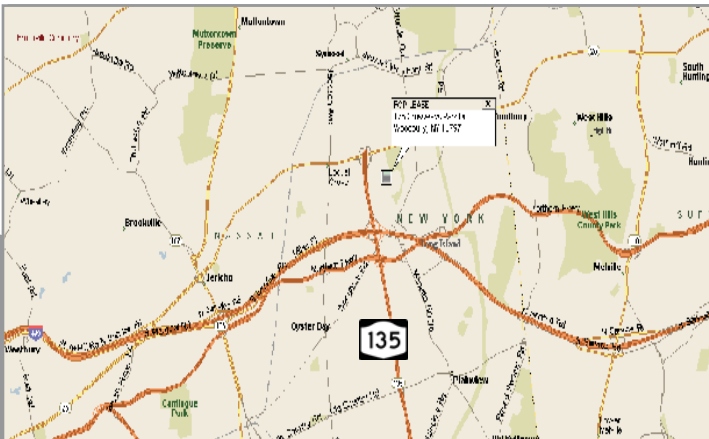
Finished Area: To suit
Ceiling Height: 13.5' under steel
Heat: Gas
Sprinkler: Yes
Sewers: Yes
Power: To suit
Fire sprinklers: Yes
Loading: Docks and doors to suit

Rent:

Custom quotation based on size and finishing requirements.

Taxes:

\$7.69 per square foot



Exclusively Represented By:

David G. Hunt, MCR, CCIM

Licensed Real Estate Broker

HUNT CORPORATE SERVICES, INC.

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