

Property For Lease

1229 Lakeland Ave

1229 Lakeland Ave Bohemia, NY 11716



For More Information:

Dennis Gandley

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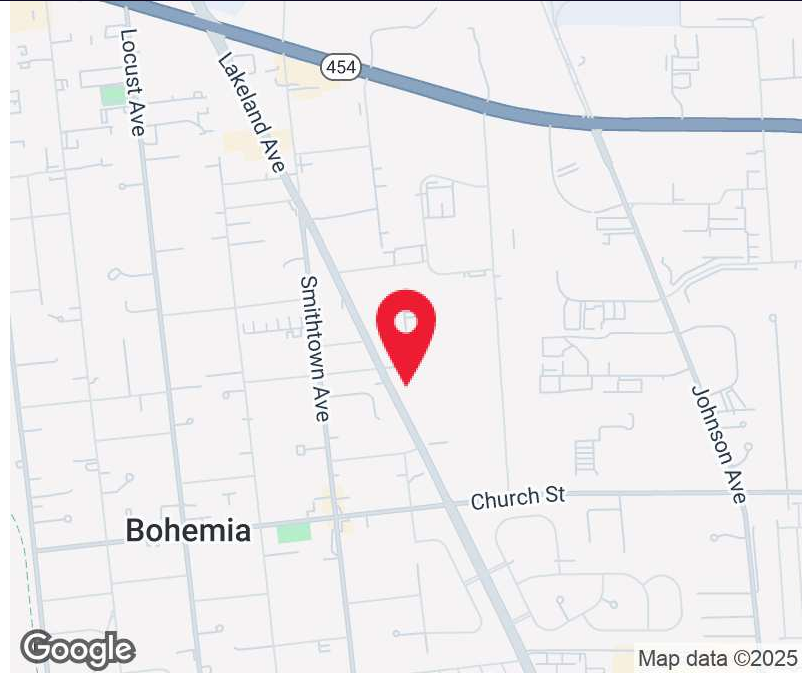
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Offering Summary

Lease Rate:	\$5,000.00 per month (MG)
Building Size:	2,700 SF
Available SF:	2,700 SF
Lot Size:	10,748 SF
Year Built:	2020
Zoning:	IND1

Property Overview

2,700 SF Warehouse Space with excellent position between Sunrise Hwy and Vets Hwy. in Bohemia. This ultra clean warehouse space was built in 2020 and offers one electric controlled drive in door (14' H x 16' W) with 14' ceiling clearance with 16' to the deck. There are gas heat blowers, 200 amp service and alarm system. There is also 4 outlet electrical boxes throughout. The front of the building features parking for 10 cars/trucks, double front entrance doors. There is a 8' x 5' Grade A bathroom build out and a 5' x 5' IT/Office area. The property features a pull around drive way access for box trucks and larger commercial vehicles. Onsite, overnight parking with security gates available for business vehicles.

Property Highlights

- Freestanding Warehouse Building
- Onsite Parking
- Built 2020
- Security Gates

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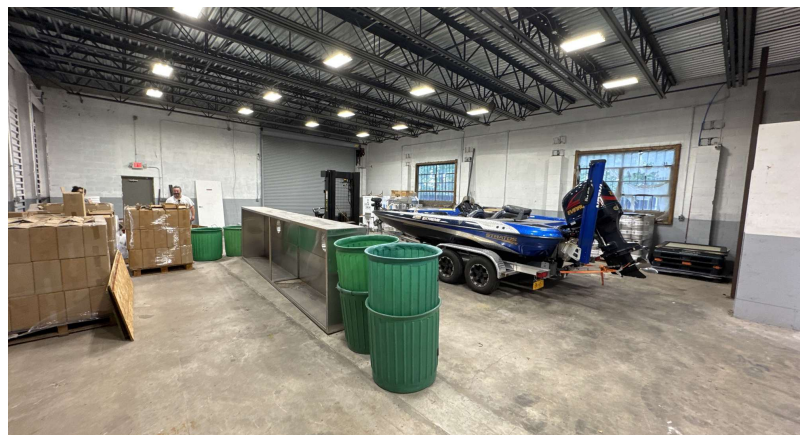
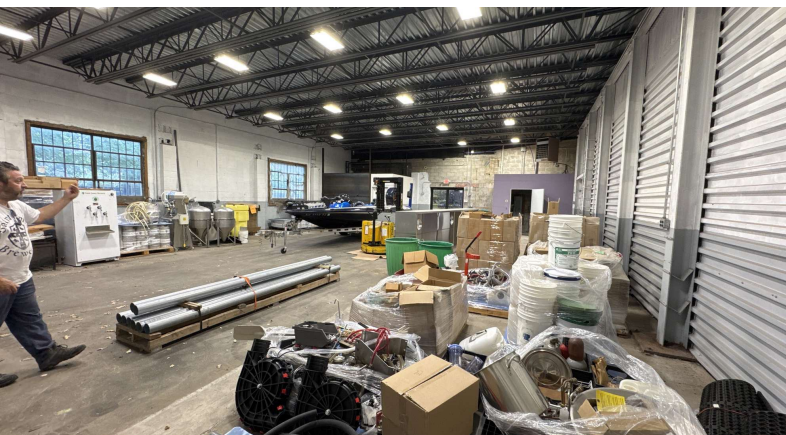
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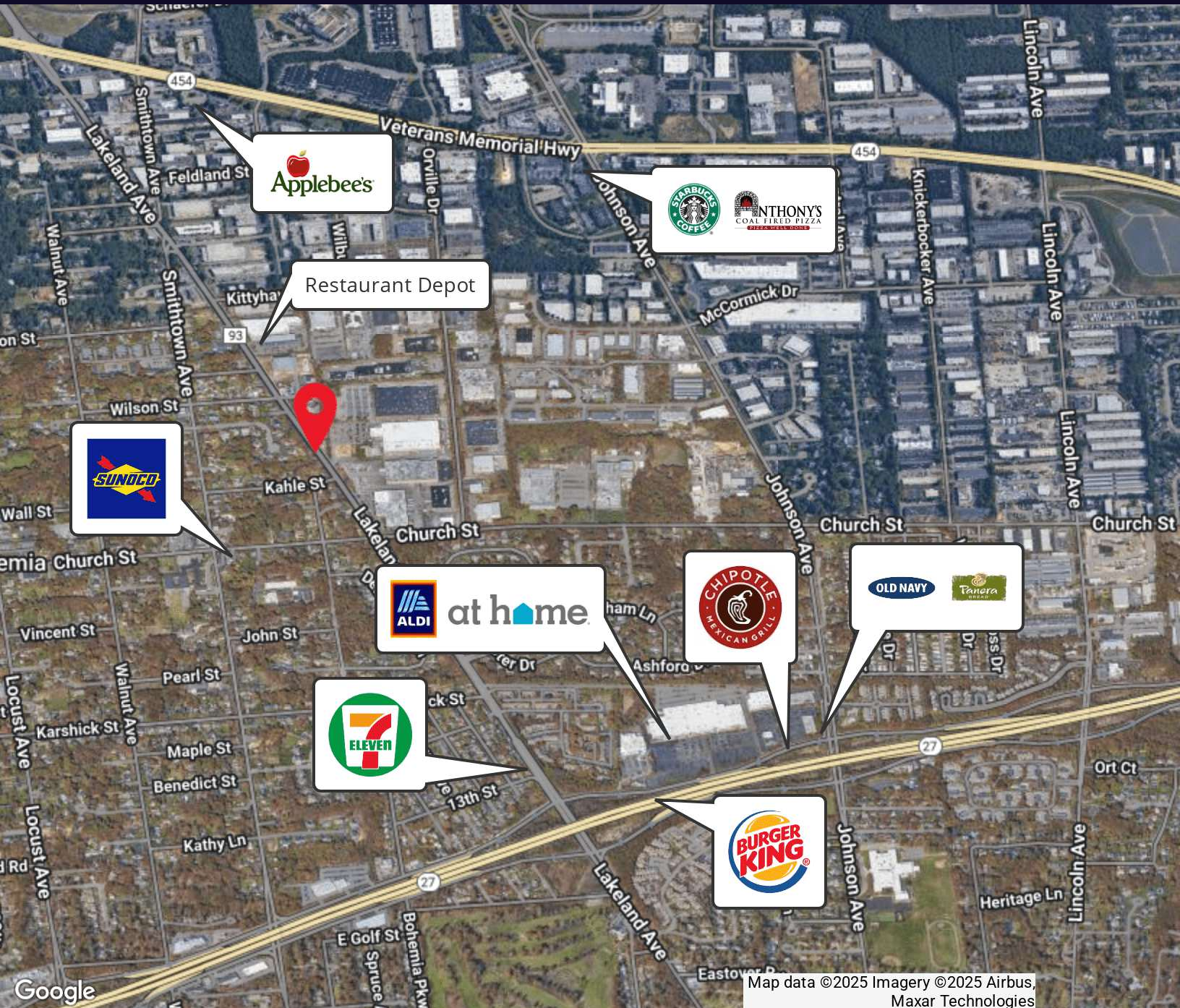
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Location Map

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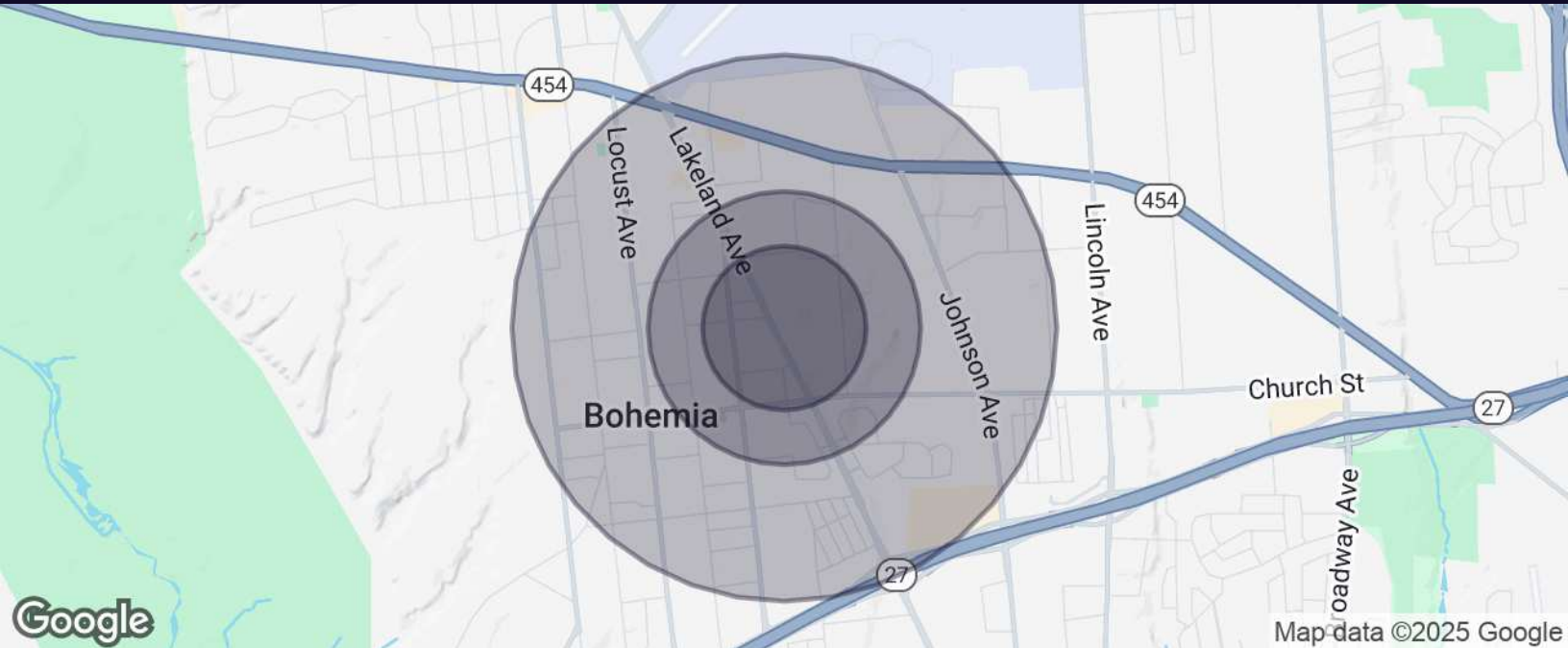
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	462	1,334	5,767
Average Age	42	42	44
Average Age (Male)	40	41	42
Average Age (Female)	43	44	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	172	486	2,145
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$122,664	\$125,889	\$134,361
Average House Value	\$676,394	\$645,869	\$561,666

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