



## AVAILABLE SPACES

GROUND FLOOR	1,966 SF
SECOND FLOOR	34,953 SF

## SPACE DETAILS

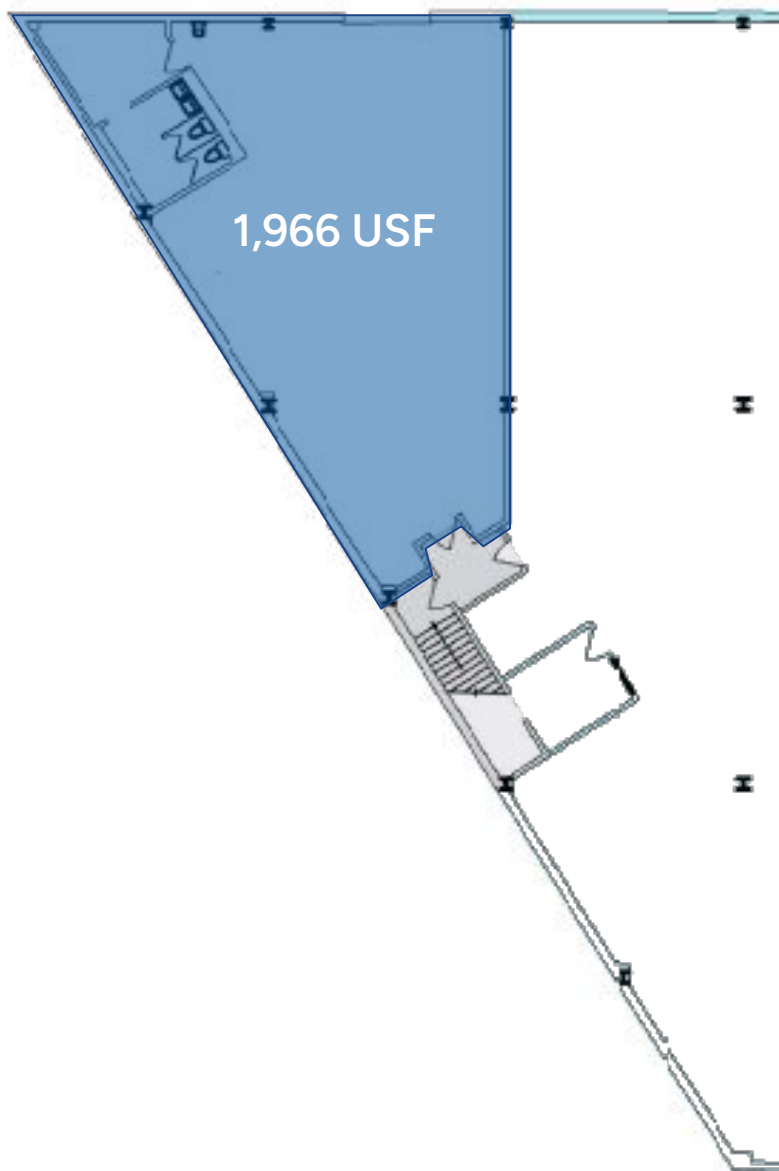
CEILING HEIGHTS	17 FT
COLUMN SPACING	20' X 25'
LOADING	1 Dock with Freight Elevator
POWER	100 AMPs

## SITE HIGHLIGHTS

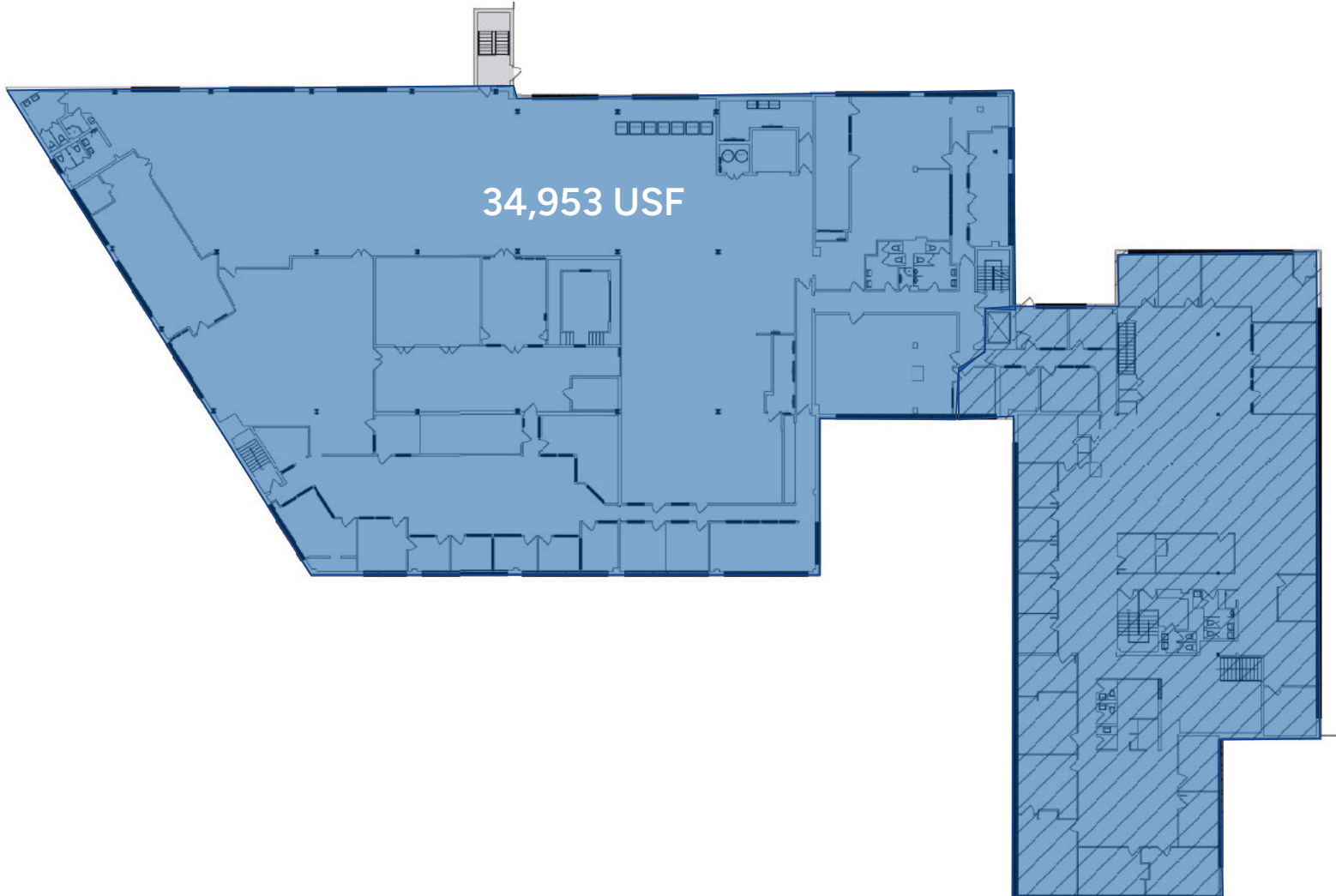
- Western Nassau County, located off of Northern Boulevard; 6 miles to Queens border
- Proximity to Long Island Expressway, Northern Boulevard, Roslyn and Greenvale LIRR stations, and Americana Manhasset
- Gas-powered heating
- Abundant surface-level parking + trailer parking
- IDA Program in place

**LEASE RATE** Upon Request

GROUND FLOOR



## SECOND FLOOR







The information contained herein has either been provided by publicly available data or obtained from sources that we deem reliable. The information is subject to errors, omissions, modifications, and to any listing condition not otherwise provided. We have no reason to doubt the accuracy of the details herein but provide no guarantee to its reliability. All zoning, measurements, allowable uses and all other information herein must be independently verified.