

For Lease  
**Industrial  
Space**



## 55-63 Clinton Street

Center Moriches, New York 11934

### Property Description

Prime industrial space available. Ideal for contractors, warehouse distribution and light manufacturing. Ample parking.

### Details

63 Clinton Street	2,500 SF
61 Clinton Street	4,600 SF
55 Clinton Street	5,500 SF
Ceiling Height	20'
Loading	1 DI Door per Unit
Office Space	10%
Lease Rate	\$15.00 PSF (plus CAM)

### OFFERING SUMMARY

<b>Available SF</b>	2,500 SF - 4,600 SF - 5,500 SF
<b>Lease Rate</b>	\$15.00 SF/yr (Plus CAM)
<b>Building Size</b>	25,000 SF

For more information

**Brian McGuire**

O: 631 761 9403

bmcguire@nailongisland.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Ste 420  
Islandia, NY 11749

631 761 6886 tel

[www.nailongisland.com](http://www.nailongisland.com)

For Lease

# Industrial Space



**NAI** Long Island

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Ste 420  
Islandia, NY 11749  
631 761 6886 tel  
[www.nailongisland.com](http://www.nailongisland.com)

For Lease

# Industrial Space

