

For Lease

Office, Flex, Lab, R&D, Industrial

10,698 SF

Finished to Suit
Extensive Parking, Drive-in Door Available



131 East Ames Court Plainview, NY

10,698 square feet of office, flex or industrial space situated in a 14,484 square foot building located in Plainview, New York, immediately off the Long Island Expressway exit 46.

- Drive-in door available
- Built to suit finish, up to full office, R&D, lab, production or other
- Extensive parking at entrances
- Separate entrance/Access 24 hours
- Separately metered utilities
- Fully sprinklered, sewers, gas heat
- Modern exteriors and landscapes



For Leasing Information:

Contact: David G. Hunt, MCR, CCIM
Licensed Real Estate Broker

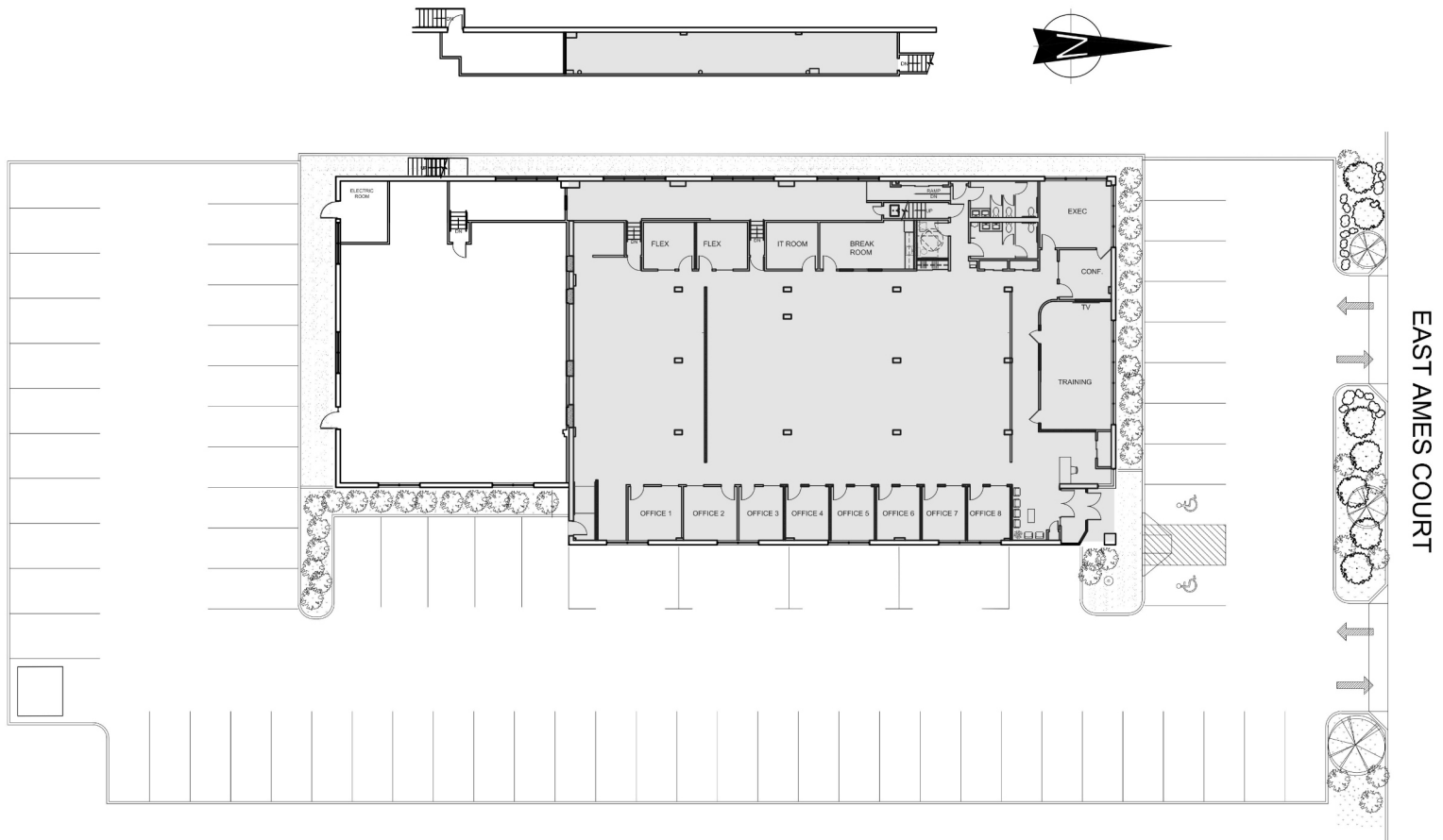
Hunt Corporate Services, Inc.
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www.huntcorp.com

Management by:

ANTON CERRONE
REALTY



131 East Ames Court Plainview, NY



Description:

10,698 square feet of industrial, office, flex space situated in a 14,484 square foot building with extensive parking to accommodate up to a full office finish or mix of office, lab, R&D and warehouse with a drive-in door.

Location:

Immediate access to the Long Island Expressway situated one block from the LIE South Service Road in Plainview, NY. Less than one mile to Northern State Parkway and minutes to the Seaford-Oyster Bay Expressway.

Management:

Professional build out and management by Anton Cerrone Realty with a distinguished reputation for quality building on Long Island for over 50 years. Servicing several Fortune 500's and numerous tenancies across twenty properties throughout Nassau & Suffolk county.

Building:

Built to Suit:	Yes - per tenant requirements up to 100% finish available
Sprinklers:	Yes
Sewers:	Yes
Power:	To suit
Loading:	Drive-in door to suit

Parking:

86 total parking spaces available, with ratio up to 5 to 1 based on finish requirements.

Pricing:

Custom proposal based on finishing requirements

Taxes:

\$8.22 per square foot

Occupancy:

60 to 90 days