



FULLY OPERATIONAL BODY SHOP FOR LEASE
132-136 S LONG BEACH RD
ROCKVILLE CENTRE, NY

GROSS MONTHLY RENT

\$15,000UNIT SIZE **9,100 SF****WILL DIVIDE - MIN. 4,100 SF**

CEILING HEIGHT

14'

DOCKS

5

PARKING SPACES

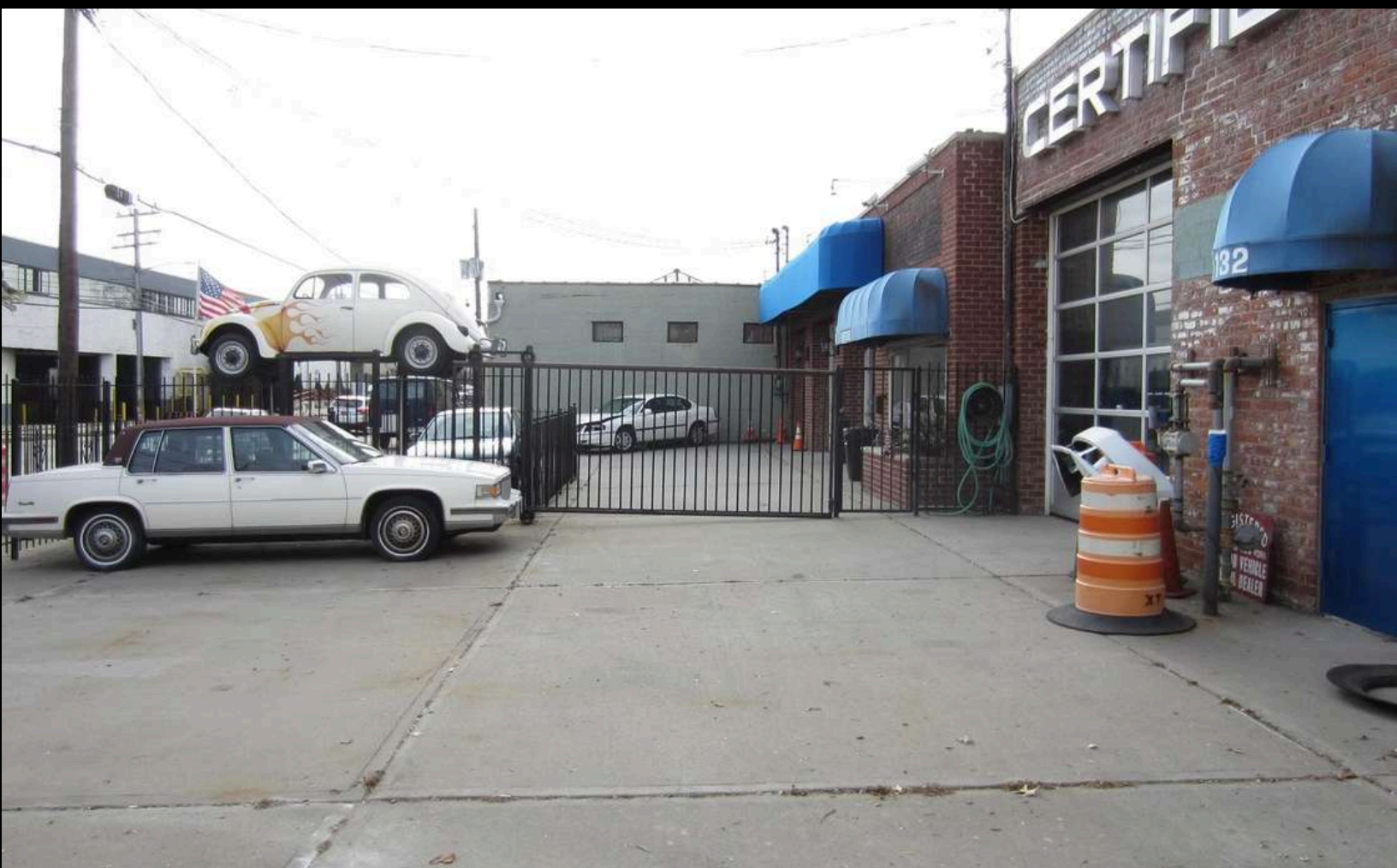
22

PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is pleased to present a **fully operational auto body shop for lease at 136 S Long Beach Road**, a rare **turnkey** opportunity in a prime location.

This **14-car facility** is built for efficiency and expansion, offering **parking for 22 vehicles** and outfitted with top-tier equipment. The shop includes **three lifts**, a **spray booth with fire suppression system**, a **dedicated mixing room**, and a **Chief frame machine with a floor pot system**. The property is further enhanced by **new three-phase electric**, an **infrared heating system** that instantly warms vehicles in winter, **compressors**, a **full phone system**, and **security cameras**—all in place and ready for immediate use.

Inside, tenants will benefit from **two newly built offices and two restrooms**, making the space equally functional for customer service and operations. The **owner will also entertain dividing space**, the smallest being **4,100 SF**. **Perfect for an established auto body business or a pro shop looking to expand**, this is a rare chance to lease a **move-in-ready** facility with every detail in place. **Contact us today** to schedule a showing.





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