



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

GROSS MONTHLY RENT

\$15,000

UNIT 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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