

Lease

Flex

**Exclusive Listing**



**Property Information**

**66 Southern Blvd., Nesconset, NY 11767**

<b>Min Available SF:</b> 4,600	<b>Sprinklered:</b> Yes	<b>Office Size:</b> 4,600
<b>Max Available SF:</b> 4,600	<b>Possession:</b> Immediate	<b>Fuel:</b> Gas
<b>Total Available SF:</b> 4,600	<b>Lot Size (Acres):</b> 3.71	<b>Power:</b> 200
<b>Gross Area SF:</b> 31,231	<b>Parking:</b> Ample	
<b>Lease Rate PSF:</b> \$17.95	<b>Zoning:</b> L1	
<b>Electric:</b>	<b>Year Built:</b> 2008	
<b>Lease Type:</b> Industrial Gross	<b>Stories:</b> 1	
<b>CAM PSF:</b> \$0.50		

4,600 Showroom/Office Space. Gross Lease plus Utilities and CAM Charge.

High tech look. Open ceiling with high end lighting fixtures. Fully air conditioned. Epoxy floors

Located on the west side of Southern Blvd. between Route 347 (Nesconset Highway) and Route 25 (Jericho Turnpike). Immediate proximity to Smithtown/St. James "New Car Dealer Row" featuring over 15 new car dealerships.

**For Information, please contact:** Lee Rosner, CCIM SIOR (631) 761-6886 Direct Dial  
Brian McGuire (631) 761-9403 Direct Dial

Email: [irosner@cbcli.com](mailto:irosner@cbcli.com)  
Email: [bmcguire@cbcli.com](mailto:bmcguire@cbcli.com)

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Coldwell Banker Commercial Island Corporate Services  
1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749

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**Alternate Photo**



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Email: [lrosner@cbcli.com](mailto:lrosner@cbcli.com)

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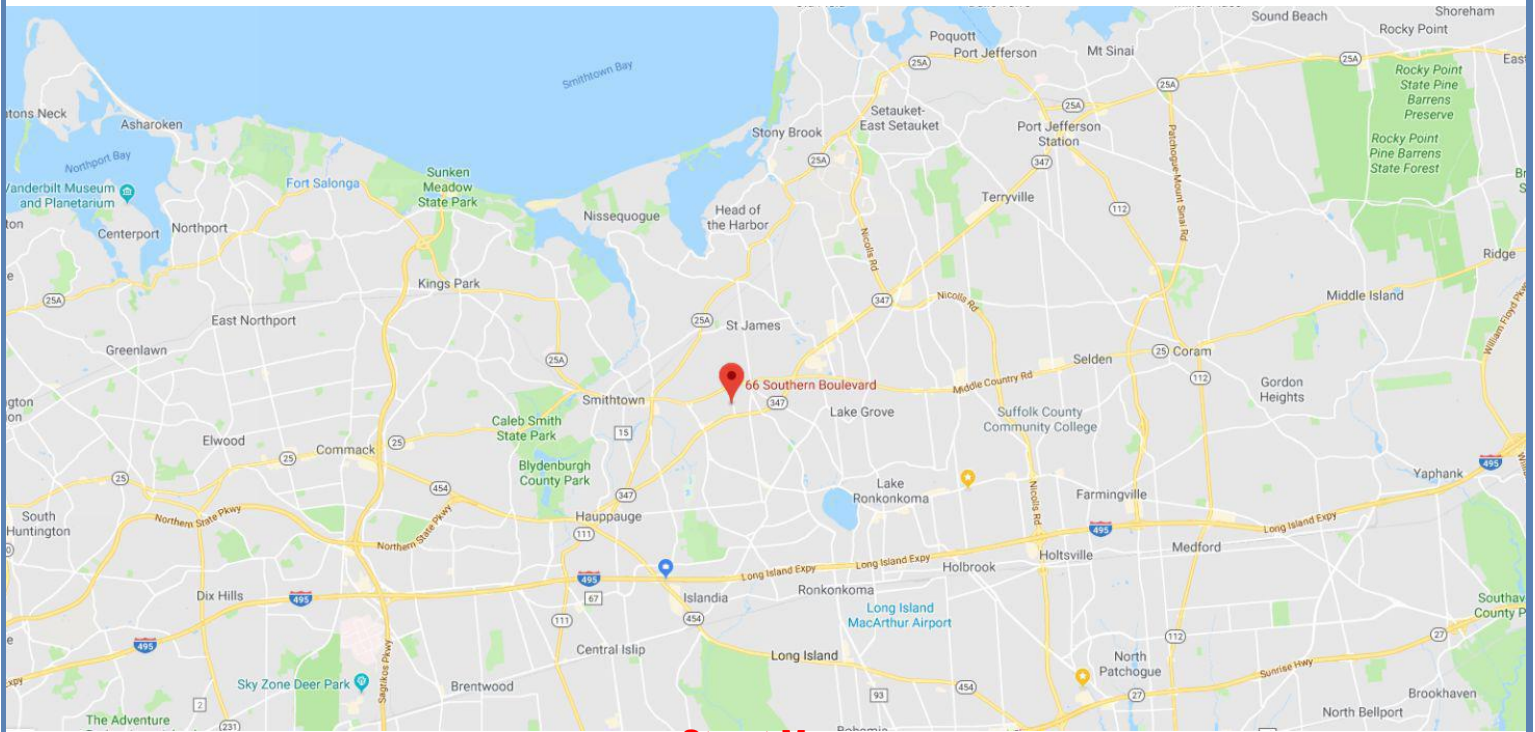
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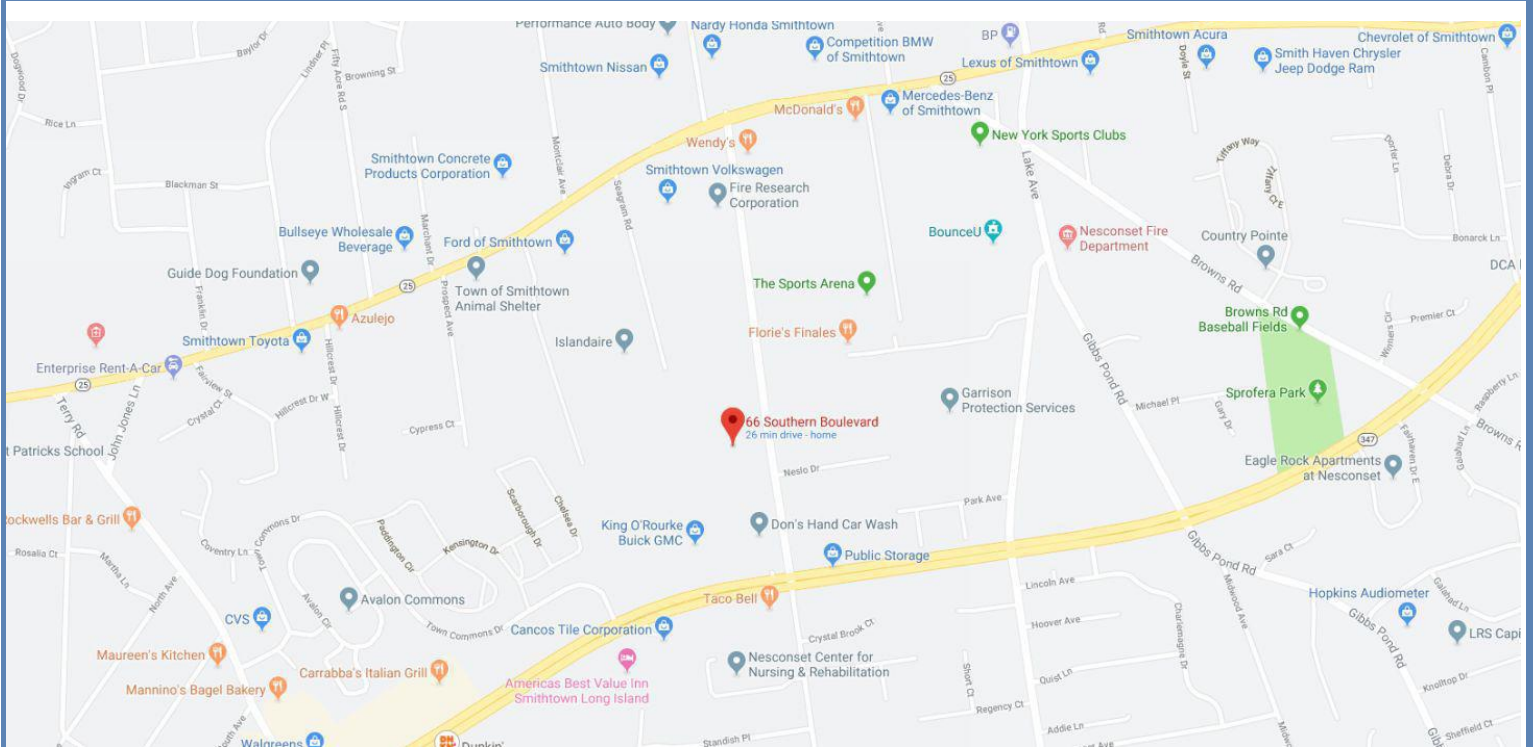
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**Street Map**



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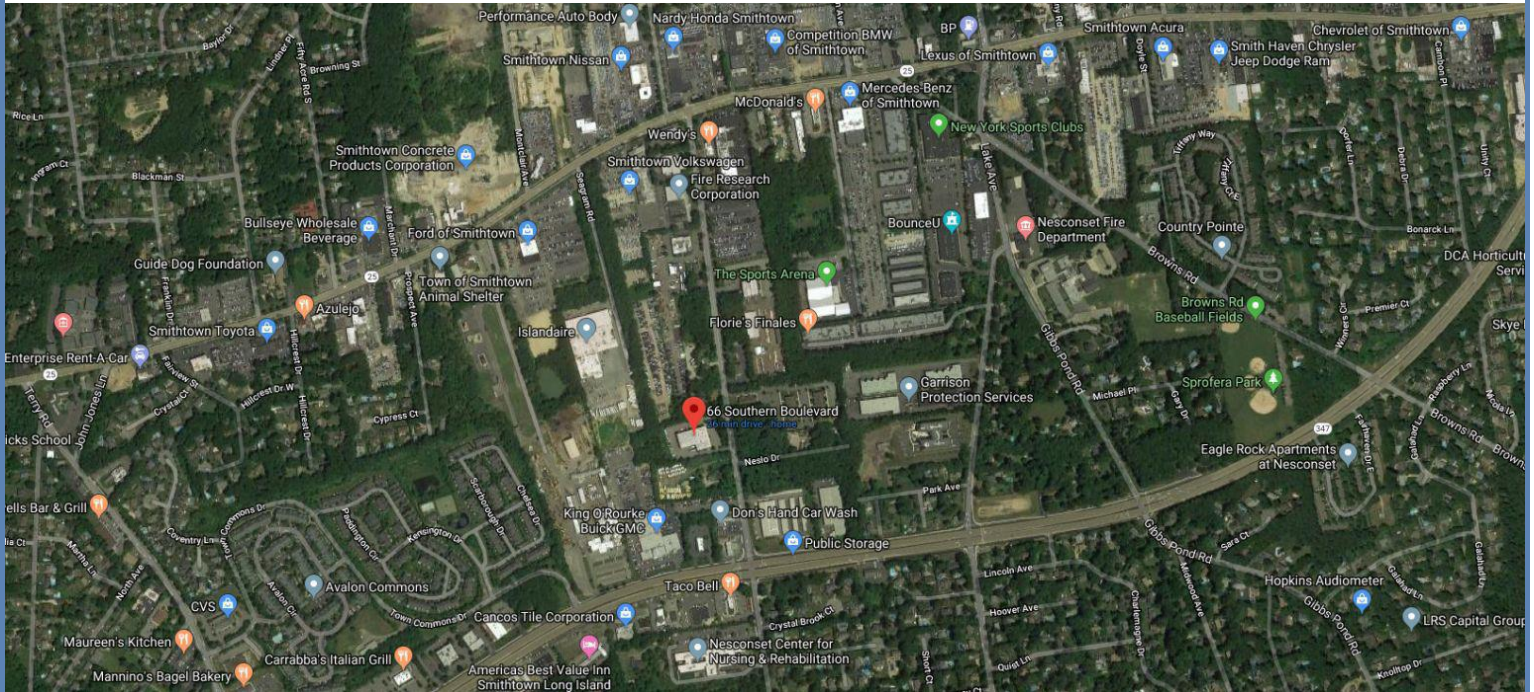
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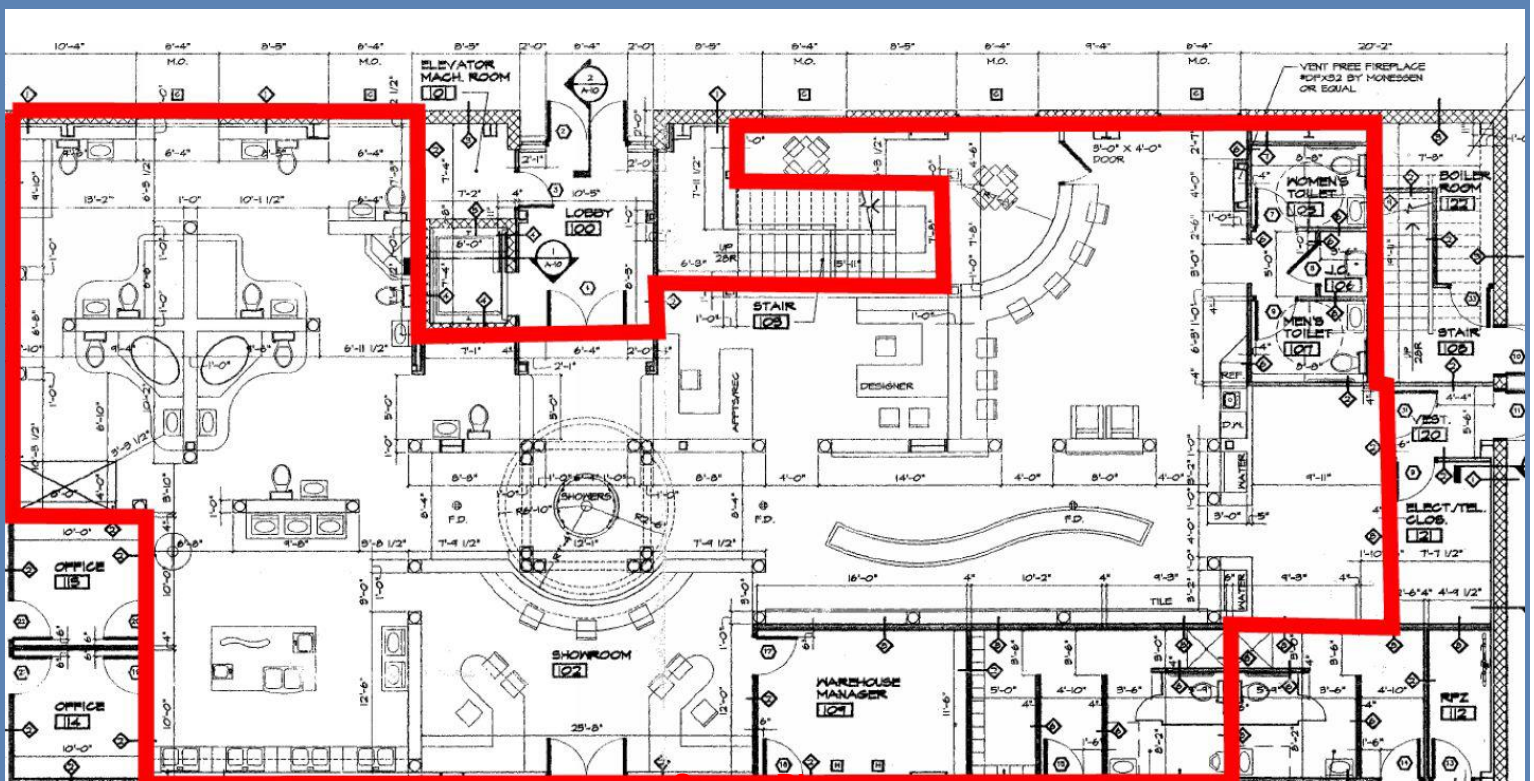
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