



 O'SHEA  
PROPERTIES

# 46 & 48 WINDSOR PLACE

— CENTRAL ISLIP, NEW YORK —

New & Modern Industrial Warehouse with Office Space

# MODERN INDUSTRIAL WAREHOUSE

31 Total Units

1,246 SF – 1,730 SF Units



## FIXED MONTHLY RENT

Units starting at \$16 per  
square foot gross.

Includes: all CAM charges,  
warranty of HVAC, building  
insurance, water charges and  
base year property taxes

## CONVENIENT LOCATION

Located just south of Veterans Highway.  
Exit 57 on the Long Island Expressway.  
3 Miles from Central Islip LIRR Station.



## ENERGY EFFICIENT

LED Lighting

Insulated Overhead  
Garage Doors

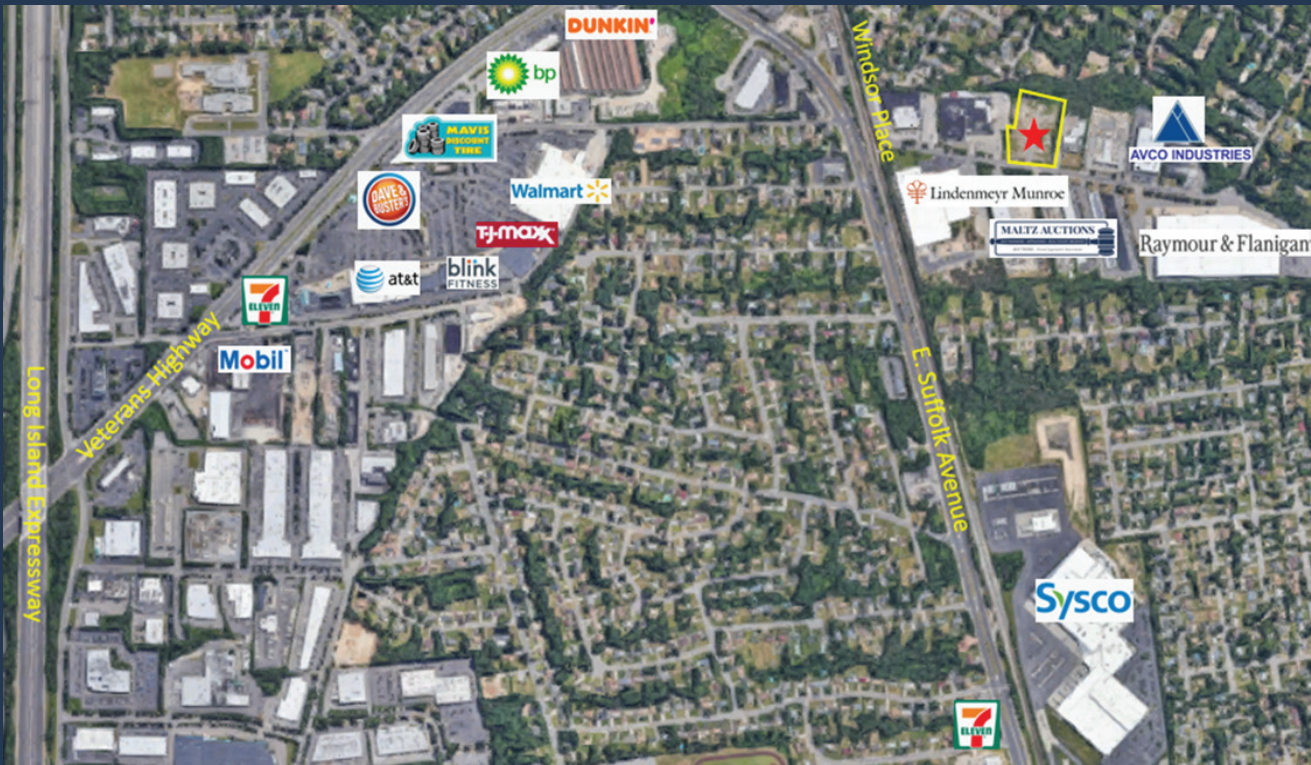
 **O'SHEA**  
PROPERTIES



## GROW YOUR BUSINESS

The ideal warehouse  
and office space for:

Research & Development  
E-Commerce  
Light Manufacturing  
Start-Ups



## AN IDEAL LOCATION TO OPERATE YOUR BUSINESS

Windsor Place has prime and easy access to Veterans Highway and the Long Island Expressway.

Plus, enjoy access to the nearby Central Islip LIRR Station.

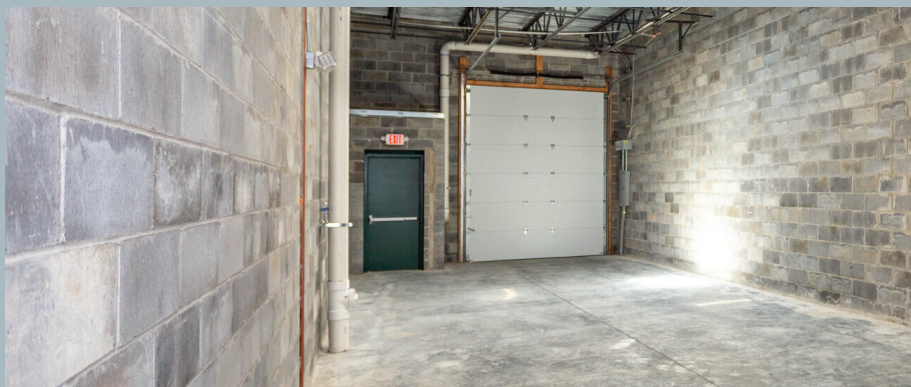
## MORE POWERFUL PROPERTY HIGHLIGHTS

- 42,945 SF New Construction
- 1,246 SF -1,730 SF Units
- 25-48% Office with A/C
- 10' x 12' Insulated Overhead Garage Door
- 16' Warehouse Ceiling Height
- Energy-efficient LED Lighting
- Modern Polished Concrete Floors in Office
- 3-Phase 200-amp Electrical Service
- Gas Heating
- Dark Sky Compliant Security Lighting
- Door-step Parking & 24/7 Access

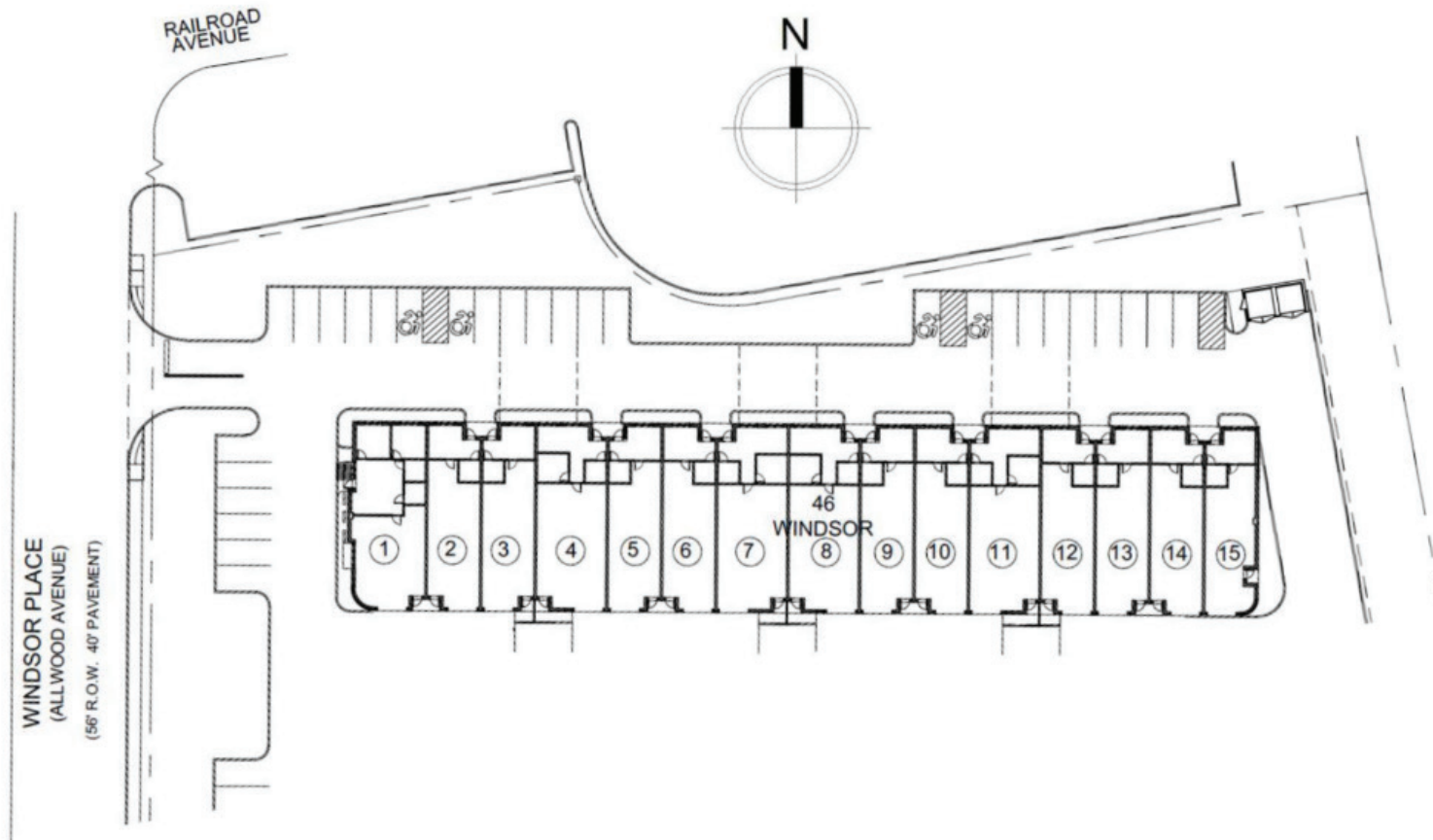


## 46 & 48 WINDSOR PLACE

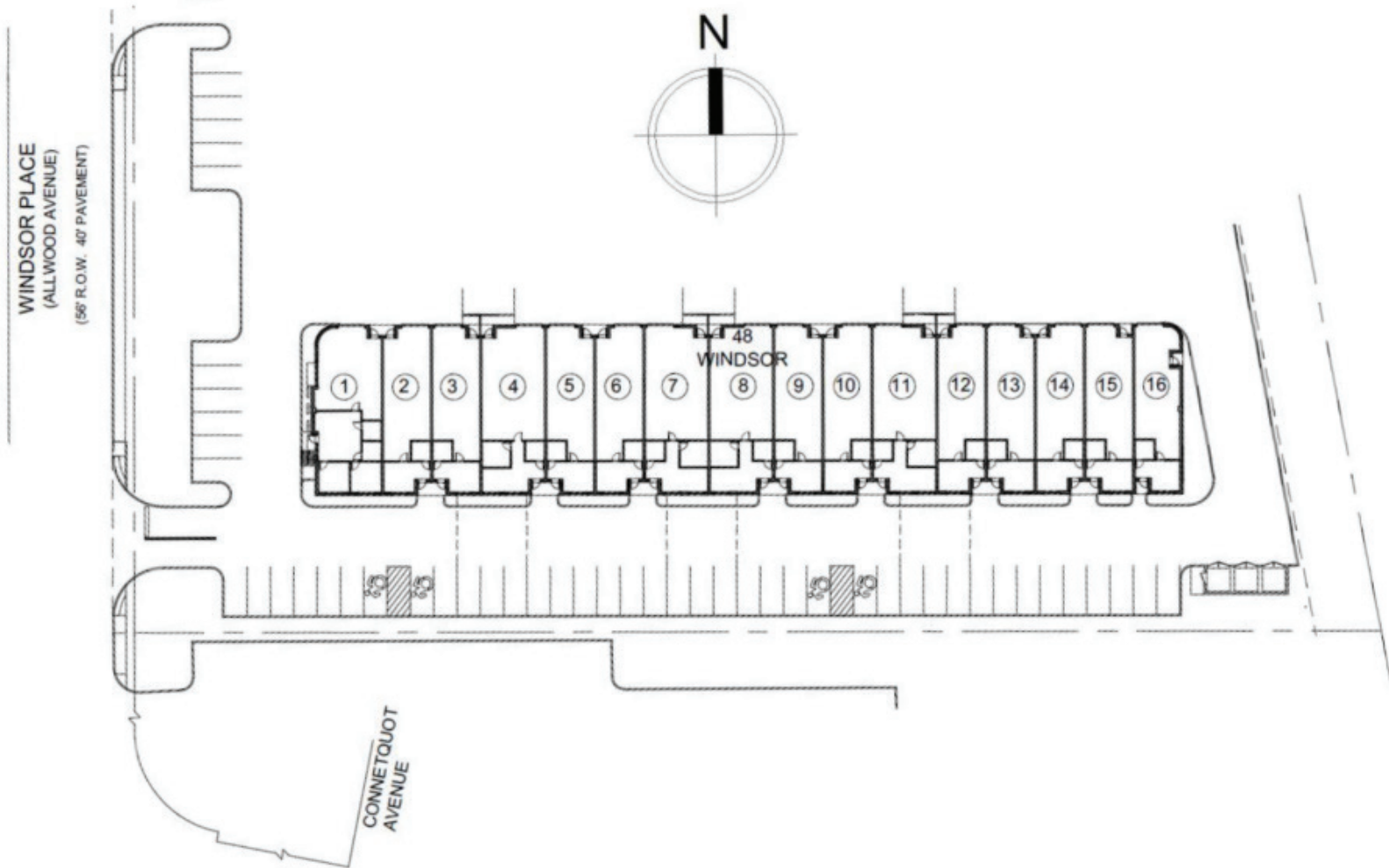
— INTERIOR PHOTOS —



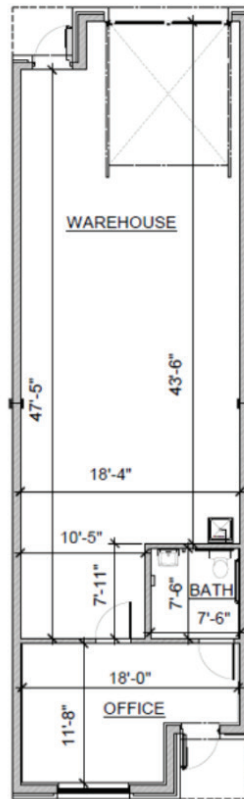
# 46 WINDSOR PLACE UNITS



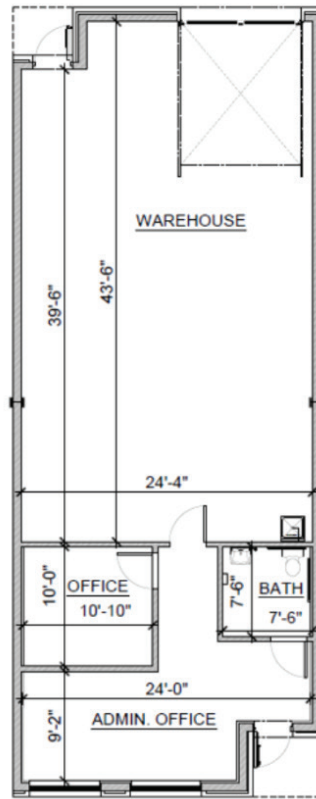
# 48 WINDSOR PLACE UNITS



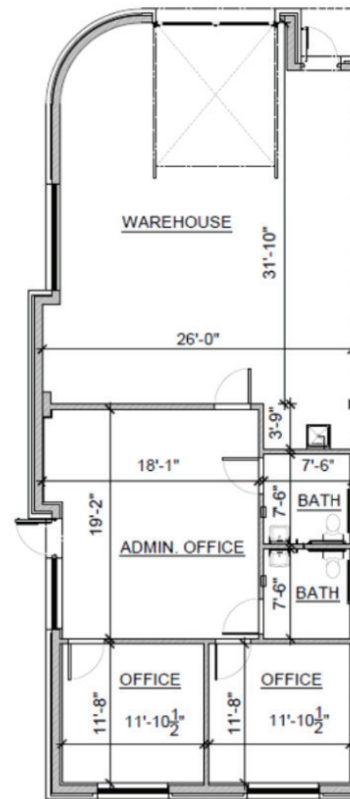
# UNIT FLOOR PLANS



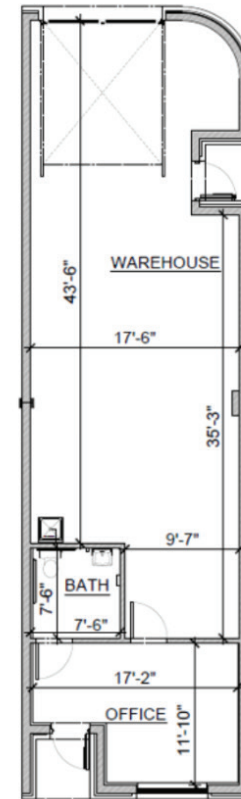
UNIT A  
1,255 SF  
25% OFFICE



UNIT B  
1,651 SF  
32% OFFICE



UNIT C  
1,730 SF  
48% OFFICE



UNIT D  
1,246 SF  
25% OFFICE



FOR FURTHER INFORMATION, PLEASE CONTACT

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