

1420 LINCOLN AVE. HOLBROOK, NY 11741



# Calling All Industrial Users FOR LEASE

## **PROPERTY DETAILS:**

LOT SIZE: +/- 9.74 ACRES (424,135 SF)

BUILDABLE SQ. FTG.: UP TO +/- 121,800 SF

(Two +/- 60,900 SF Buildings)

PARCEL ID: SEC: 151; BLOCK: 1; LOT: 7

ZONING: L-1 INDUSTRIAL CEILING HT: +/- 30' CLEAR

USE: WAREHOUSING, DISTRIBUTION, ETC.

AVAILABLE: THIRD QUARTER, 2023

# **PRICE UPON REQUEST**

# **DEVELOPMENT SITE**

## **IDEAL CORPORATE HEADQUARTERS**

- THIS SITE ALLOWS FOR AN ARRAY OF USES INCLUDING WAREHOUSING, MANUFACTURING, DISTRIBUTION, OFFICE, R&D, ETC.
- REAL ESTATE TAX ABATEMENT MAY BE AVAILABLE FOR QUALIFIED USER (TOWN OF ISLIP / SUFFOLK COUNTY IDA)
- GREAT FRONTAGE
- CLOSE PROXIMITY TO VETERANS MEMORIAL HWY., SUNRISE HWY., LI
  MAC ARTHUR AIRPORT AND RONKONKOMA LIRR STATION
- EASY ACCESS TO ALL MAIOR HIGHWAYS
- SITE PLAN / SURVEY ATTACHED

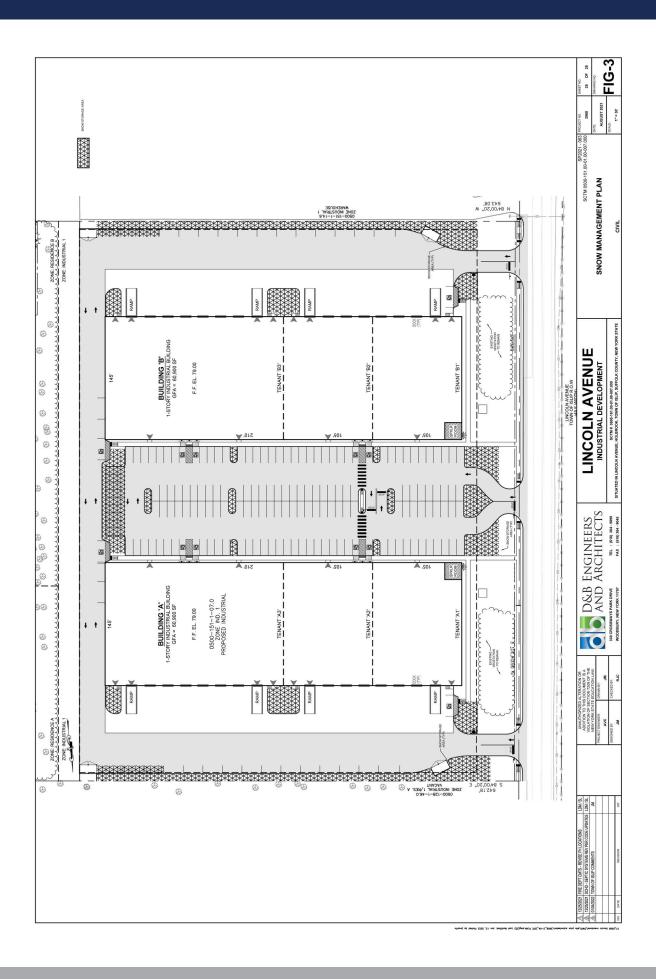
For further information or to arrange an inspection, please contact exclusive broker(s):

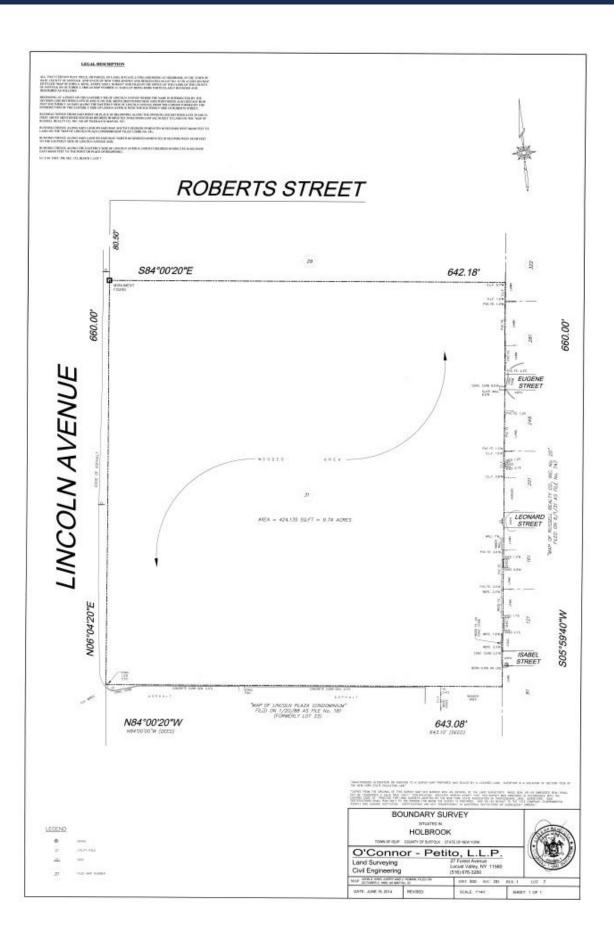
#### **ALBERTO FIORINI**

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