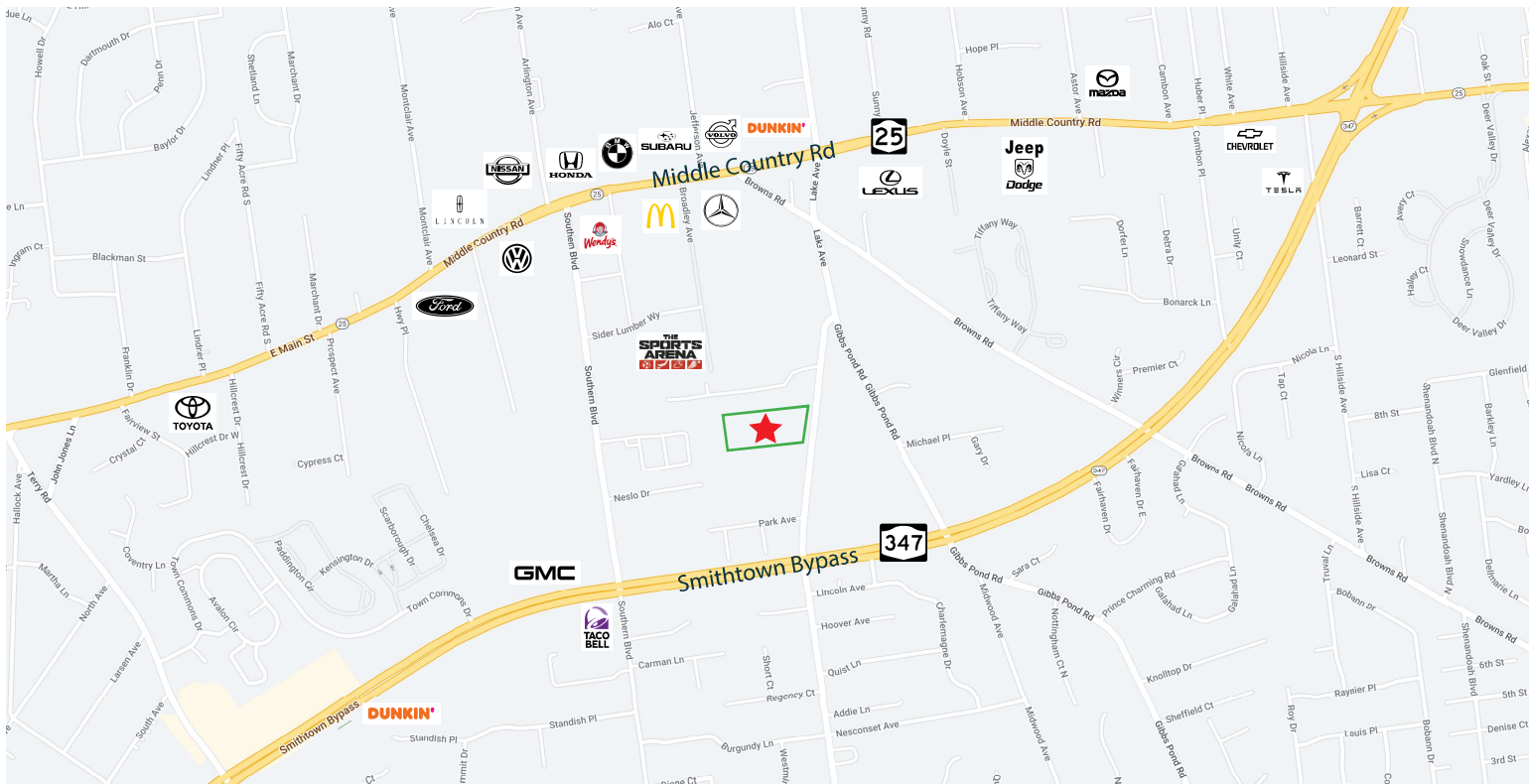




104, 106, 108 Lake Avenue South, Nesconset NY

New Modern Industrial Warehouse w/ Office Space





104, 106 & 108 LAKE AVENUE SOUTH, NESCONSET, NY

New Modern Industrial Warehouse w/ Office Space

Building Highlights

- 60,000 SF New Modern Construction
- 15 - 40% Offices w/ HVAC
- 1,961 - 2,750 SF Units
- 10' X 12' Insulated Overhead Garage Door
- 16 ft. ceiling height in Warehouse
- Energy-efficient LED Lighting & Warehouse Skylights
- Door-step Parking and 24/7 Access
- 3-Phase 200-amp Electrical Service
- Gas Heat
- Zoned Light Industrial

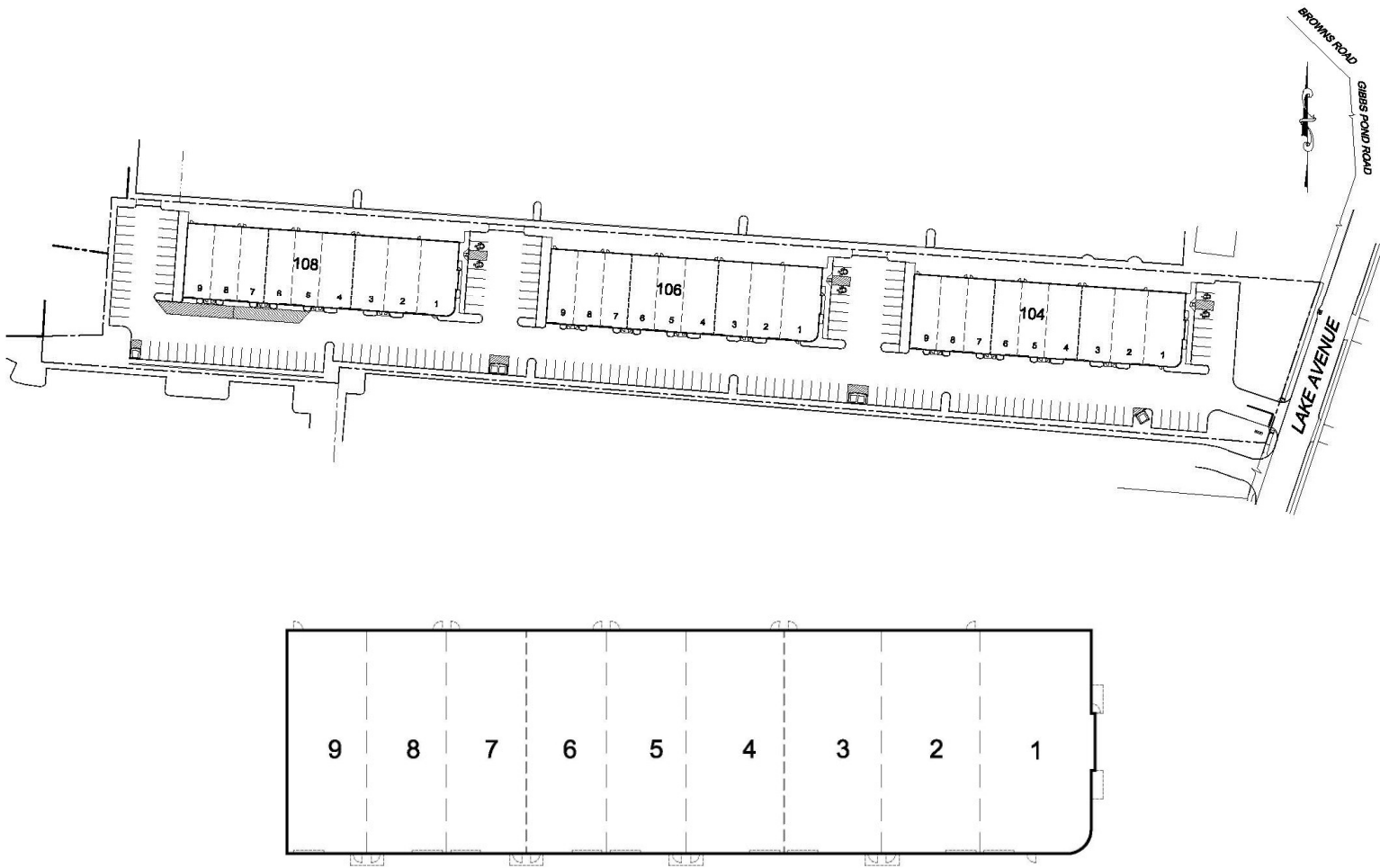
Convenient Location

- Located just north of Rte 347
- Easy access to LIE (Exit 59) & Northern State Parkway

Fixed Monthly Rent

- Includes; all CAM charges, warranty of HVAC, building insurance, water charges and base year property taxes
- 1,961 SF: \$2,550 per month (15% office)

Site Plans & Unit Sizes



104 Lake Avenue South

SUITE	SQ. FT.
1	Leased
2	Leased
3	Leased
4	Leased
5	1,961
6	1,961
7	1,961
8	Leased
9	Leased

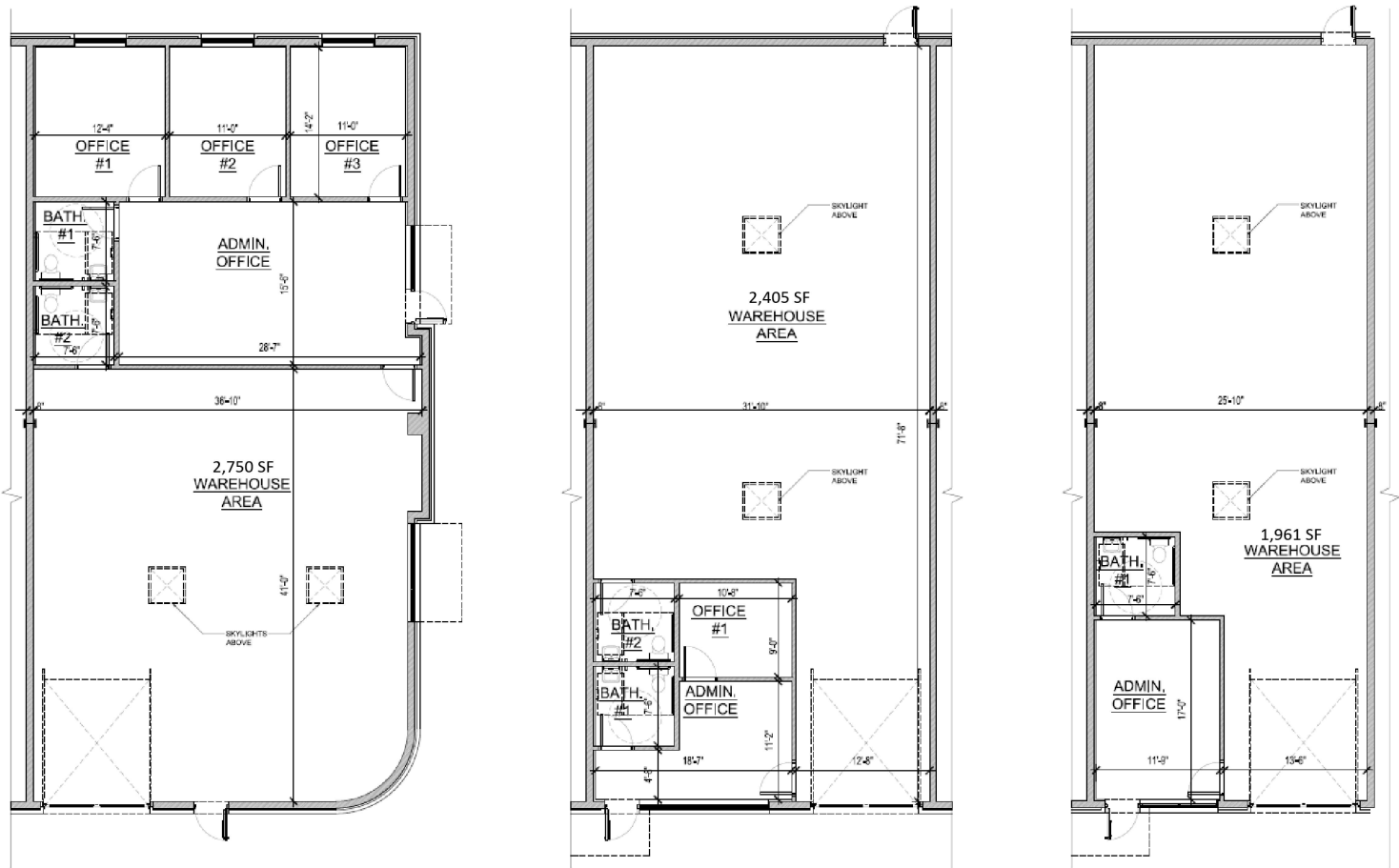
106 Lake Avenue South

SUITE	SQ. FT.
1	Leased
2	Leased
3	Leased
4	Leased
5	1,961
6	1,961
7	1,961
8	1,961
9	Leased

108 Lake Avenue South

SUITE	SQ. FT.
1	Leased
2	Leased
3	Leased
4	Leased
5	1,961
6	Leased
7	Leased
8	Leased
9	Leased

Floor Plans



FOR FURTHER INFORMATION, PLEASE CONTACT

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