



For lease

1 Shore Road, Glenwood Landing, NY

Industrial/Flex space

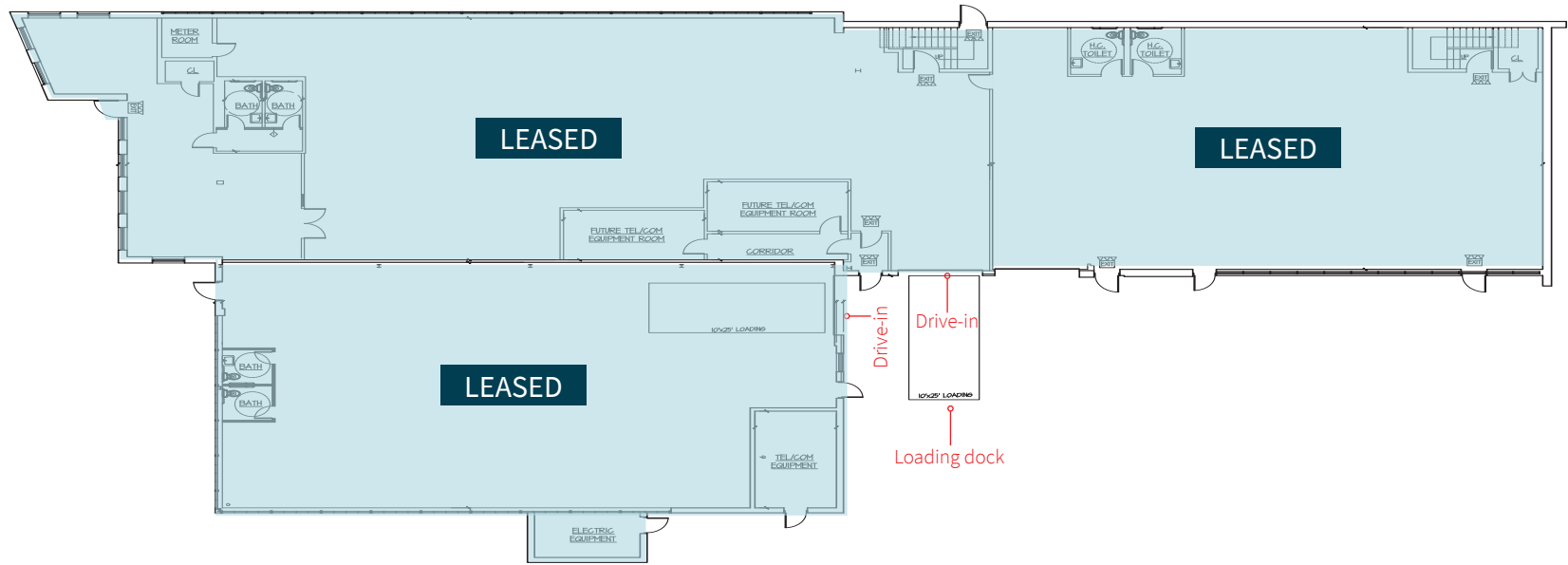
 **JLL** SEE A BRIGHTER WAY

Property specifications

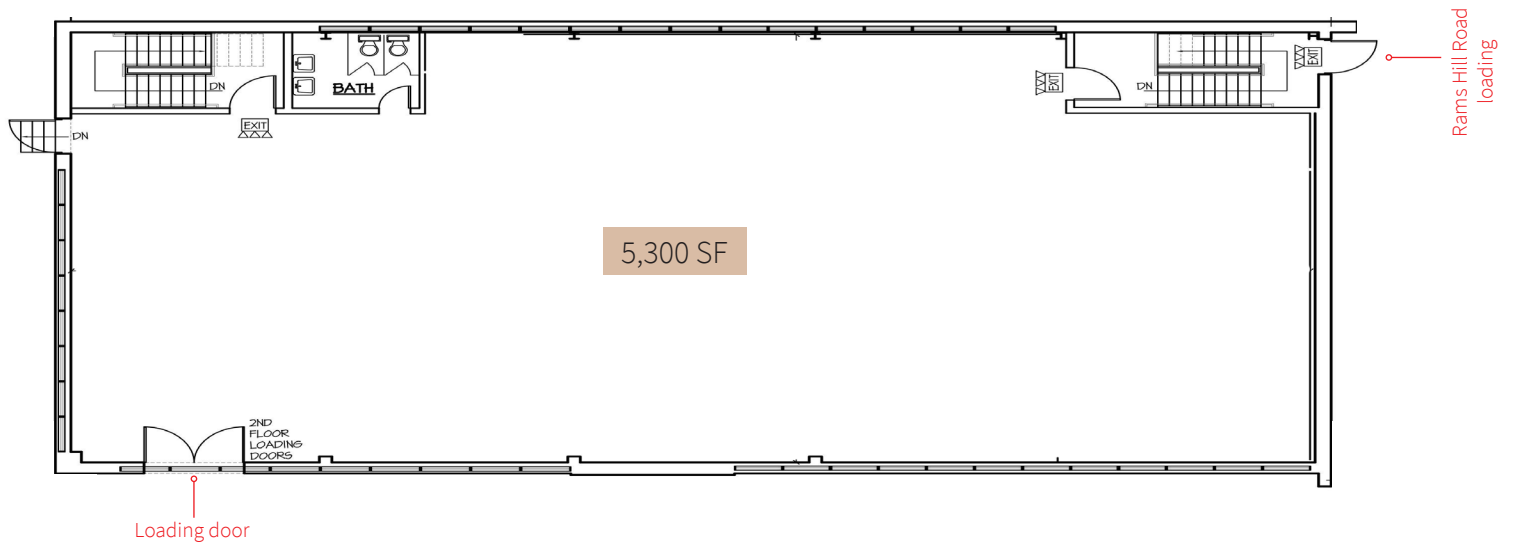
Total building size	± 20,000 SF
Available space	1st floor: ± 6,000 SF (15% office) LEASED 2nd floor: ± 5,300 SF flex space
Loading	2 nd floor loading gate
Ceiling height	11' clear
Power	200 amps
Price	\$12.00 PSF MG
Comments	<ul style="list-style-type: none">• Full AC• Brand new restrooms• Dead storage or flex space• Direct entrance from Rams Hill Road• Column-free• Tremendous natural light



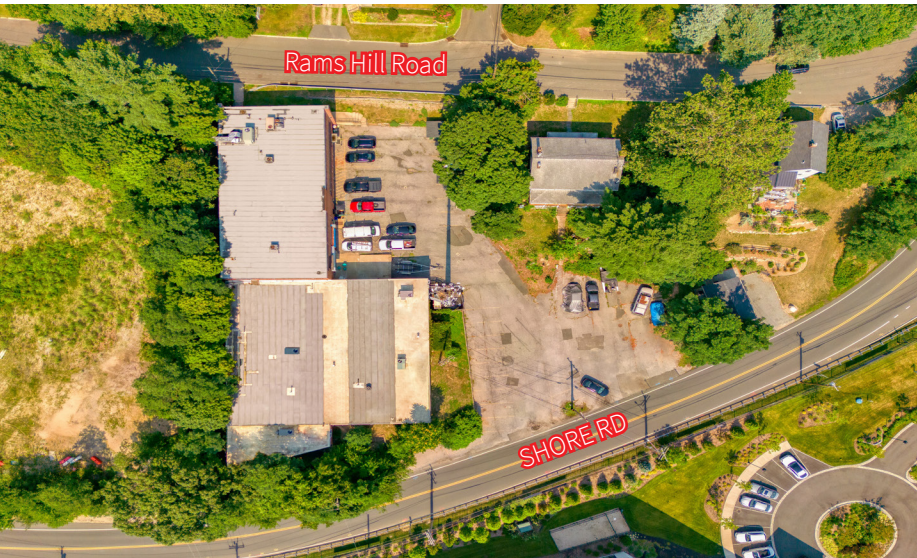
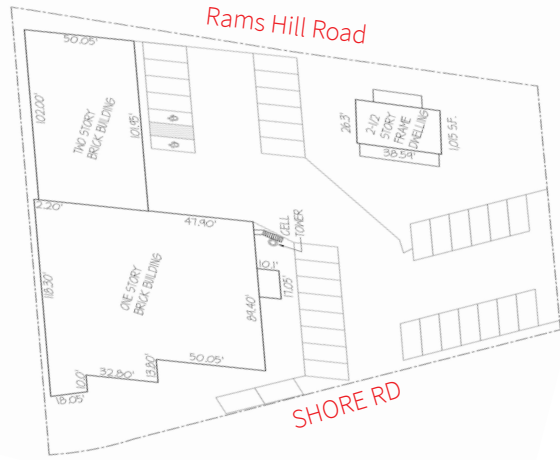
1st floor



2nd floor



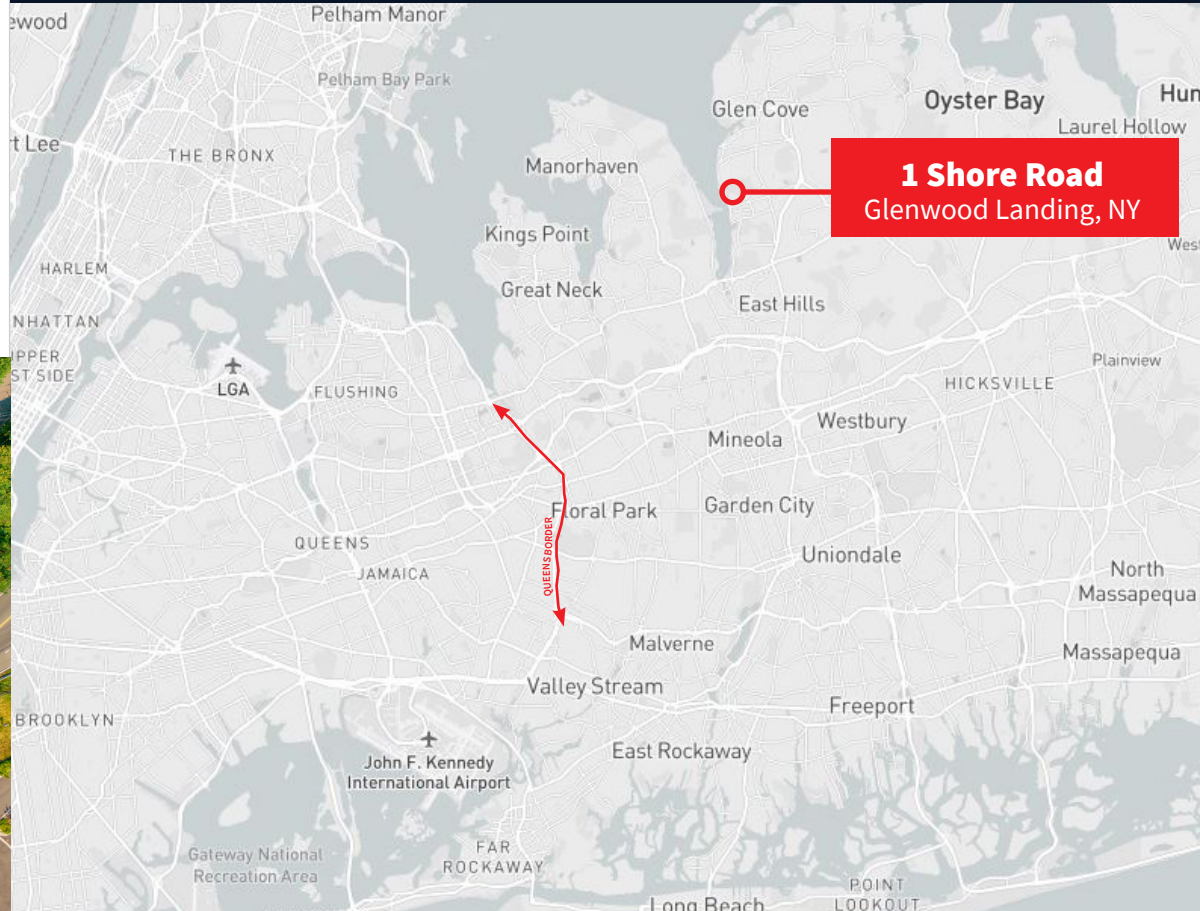
Site plan



Key distances

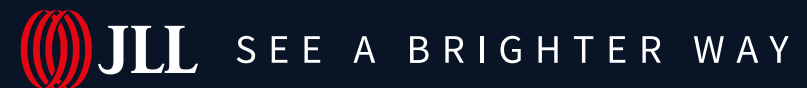
- 1.3 miles** to Rt. 25A
- 2.6 miles** to LIE
- 2.9 miles** to Northern State Pkwy
- 5.0 miles** to Queens

- 90 feet** to Shore Rd/Scudders Lane bus stop
- 2.0 miles** to Greenvale LIRR



Contact

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