

555 N. Research Place

CENTRAL ISLIP, NEW YORK

40,000 SF INDUSTRIAL SUBLEASE AVAILABLE



"Complex Issues, Simple Solutions"



SUBLEASE PRICE: \$16.25 PSF GROSS

FLEXIBLE TERMS UP TO 9 YEARS

PROPERTY HIGHLIGHTS

- 40,000 SF facility in pristine condition
- Flexible terms up to nine years
- ESFR sprinkler system
- Connected to sewers
- Full racking available
- Minimal office build out
- 3 loading docks and 1 drive in door
- 2.5 miles to the Long Island Expressway
- 1 mile to the Southern State Parkway

AT A GLANCE

AVAILABLE SPACE	40,000 SF
UNIT	C
CLEAR HEIGHT	25 Feet
LOADING DOCKS	3
DRIVE IN DOORS	1
SPRINKLER	ESFR
OCCUPANCY	Immediate

EXCLUSIVE BROKERS

Jason Miller | Managing Principal | jmiller@pcrellc.com | 516.413.1690

JB (Jeff) Schwartzberg | Managing Principal | jbs@pcrellc.com | 516.857.8013

Richard J. Cohen | President, Ashlind Properties | 516.818.0935

PREMIER COMMERCIAL REAL ESTATE, LLC

500 N. Broadway, Suite 105, Jericho, NY 11753

516.284.8000

www.pcrellc.com

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are made.

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CENTRAL ISLIP, NEW YORK



SITE PLAN

UNIT C | 40,000 SF | AVAILABLE IMMEDIATELY



UNIT
C

AVAILABLE
40,000 SF

OFFICE
Minimal

CLEAR HEIGHT
25 Feet

LOADING DOCKS
3

DRIVE IN DOORS
1

PRICE
\$16.25 PSF Gross

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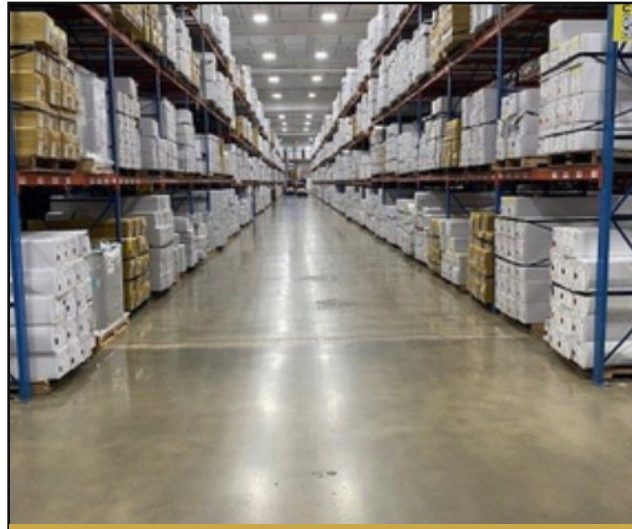
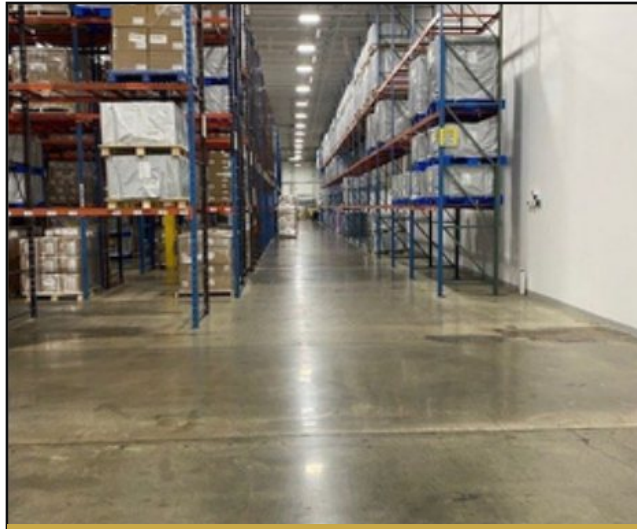
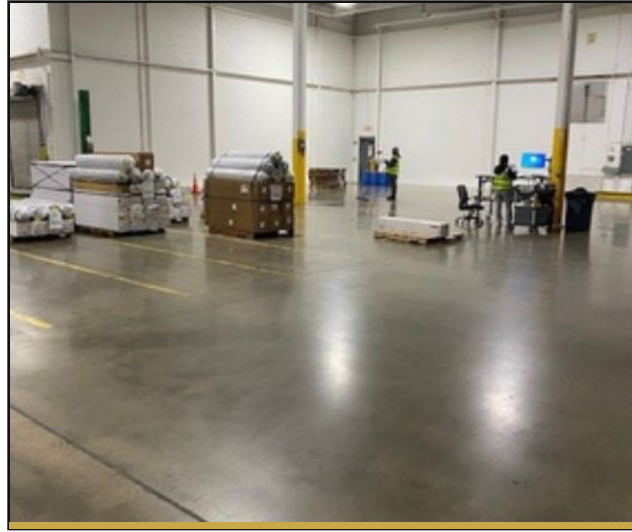
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PREMIER
COMMERCIAL REAL ESTATE

PROPERTY PHOTOS

ESFR SPRINKLER | FULL RACKING | 25' CLEAR



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