



## OFFERING SUMMARY

Lease Rate:	\$16 psf
Available SF:	2,362
Year Built:	1987
Loading:	Drive-In Door
Ceiling Height:	14'
Zoning:	Light Industrial

## PROPERTY OVERVIEW

2,362 sf +/- industrial space for lease. Landlord will consider converting some of the office space to warehouse for the right tenant.

## PROPERTY HIGHLIGHTS

- 50% +/- Office (see attached floor plan)
- Secure gated loading area
- Utilities - direct meter

## ARIC SCHACHNER

MANAGING DIRECTOR /  
NYS LICENSED REAL ESTATE ASSOCIATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

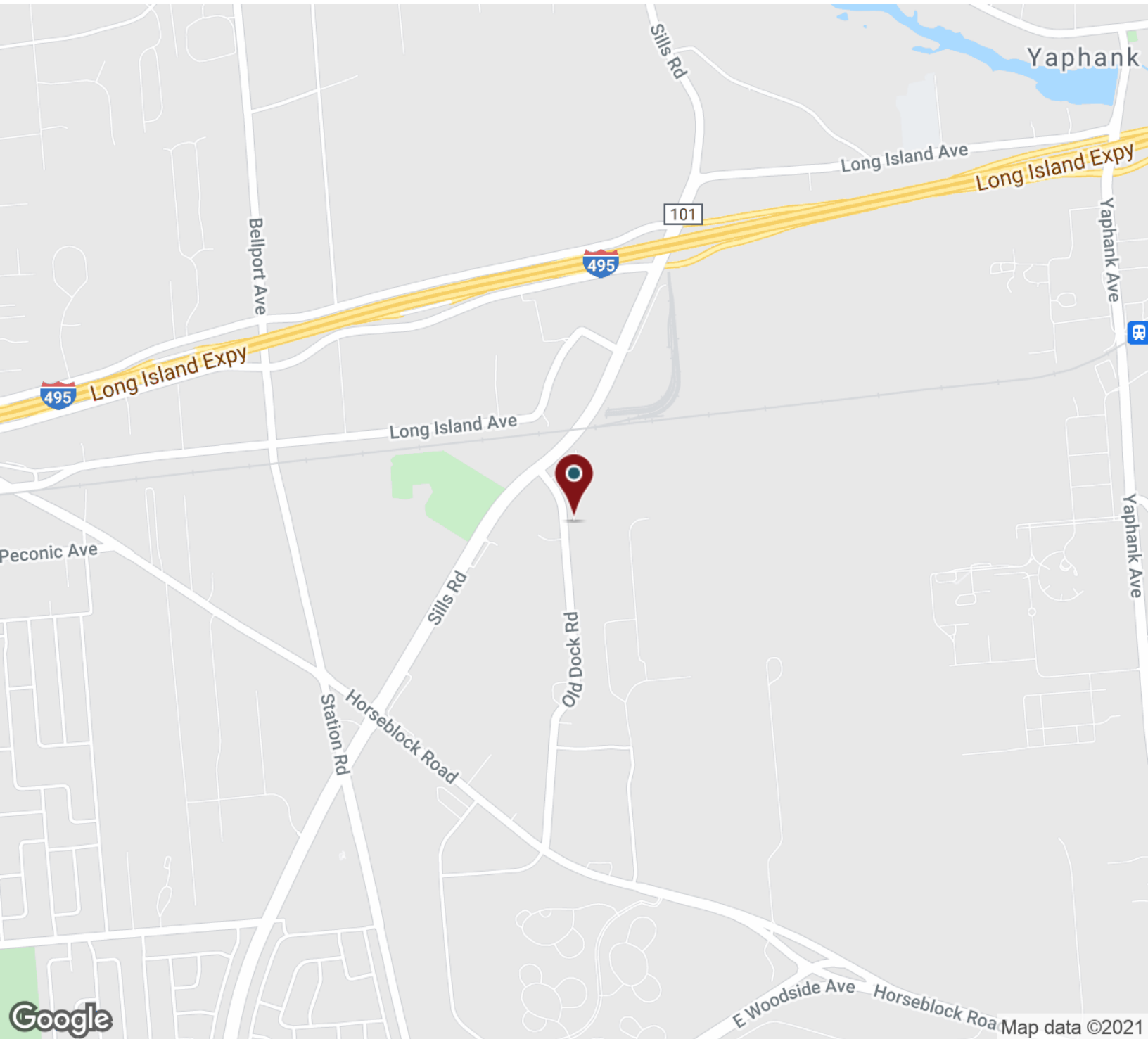
## LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.







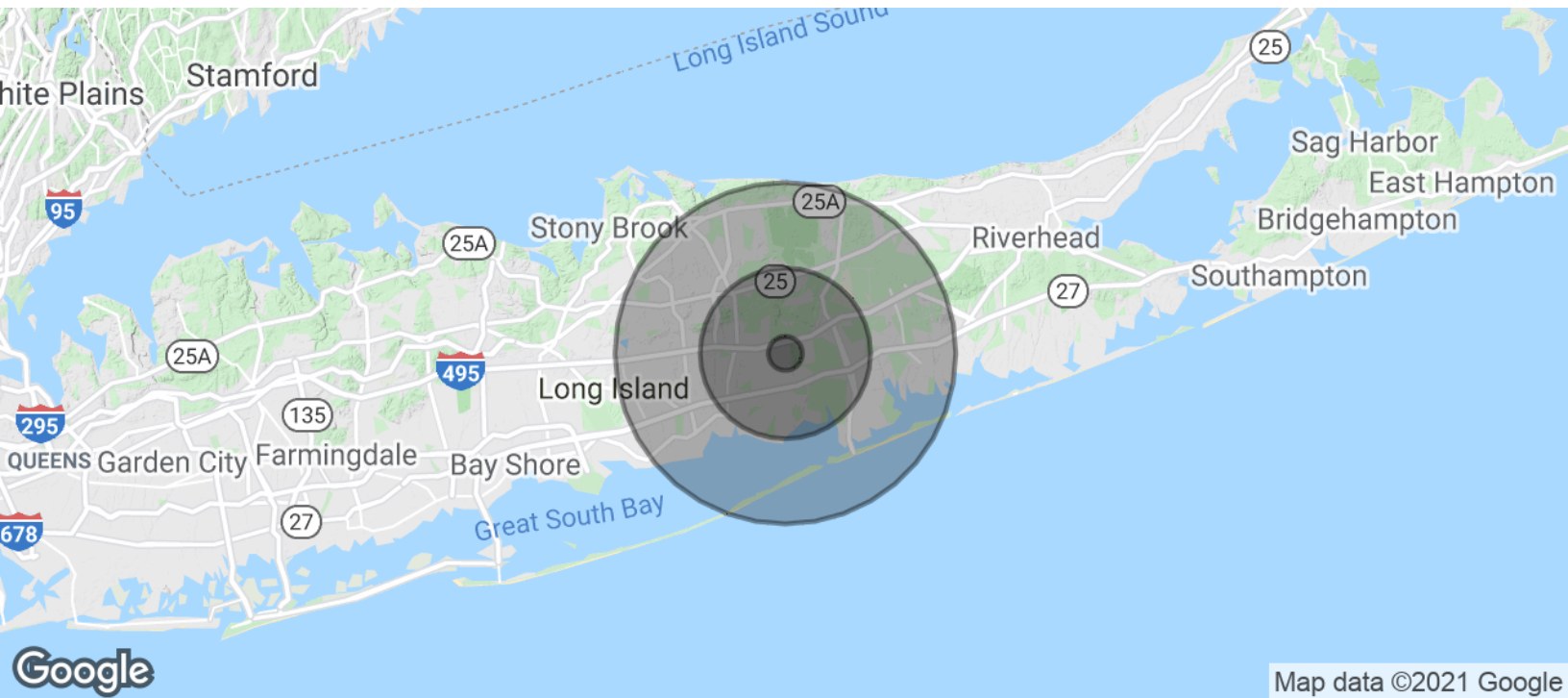
## ARIC SCHACHNER

MANAGING DIRECTOR /  
NYS LICENSED REAL ESTATE ASSOCIATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

## LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,466	113,644	487,770
Average age	36.6	37.0	38.0
Average age (Male)	36.7	36.2	37.1
Average age (Female)	36.5	38.1	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	728	38,330	167,872
# of persons per HH	3.4	3.0	2.9
Average HH income	\$92,993	\$83,875	\$89,427
Average house value	\$377,021	\$363,420	\$380,653

\* Demographic data derived from 2010 US Census

## ARIC SCHACHNER

MANAGING DIRECTOR /  
NYS LICENSED REAL ESTATE ASSOCIATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

## LORRAINE O'HARA

NYS LICENSED REAL ESTATE ASSOCIATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.