

### INDUSTRIAL SPACE FOR LEASE 188 ATLANTIC AVE, GARDEN CITY PARK

Available: 9,100 sq. ft.



Building Size:	29,175 sq. ft.
Lot Size:	0.73 Acres
Office Space:	3,200 sq. ft.
R&D Space:	800 sq. ft.
Ceiling Height :	13.0'
Loading:	2 Dock(s), 2 Drive-in(s)
Power :	400 Amps
A/C:	Offices Only
Parking:	5
Sewers:	Yes
Avail When:	Immediately
Lease Price:	\$ 13.95 Gross

### FEATURES & NOTES

Convenient location across the street from LIRR station • 2.5 miles from both the Queens/Nassau border and the Long Island Expressway • New LED lighting in office and warehouse



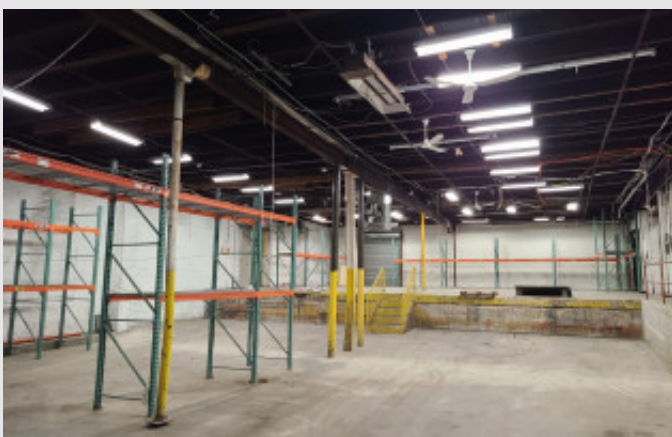
**Nearby LIRR stations**  
 Merillon Avenue: 0.2 mi, 1 min  
 Nassau Boulevard: 1.1 mi, 4 mins



**For more information please contact:**  
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 516-375-7622 (cell)  
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 gf@schackerrealty.com  
 RE Broker & Instructor

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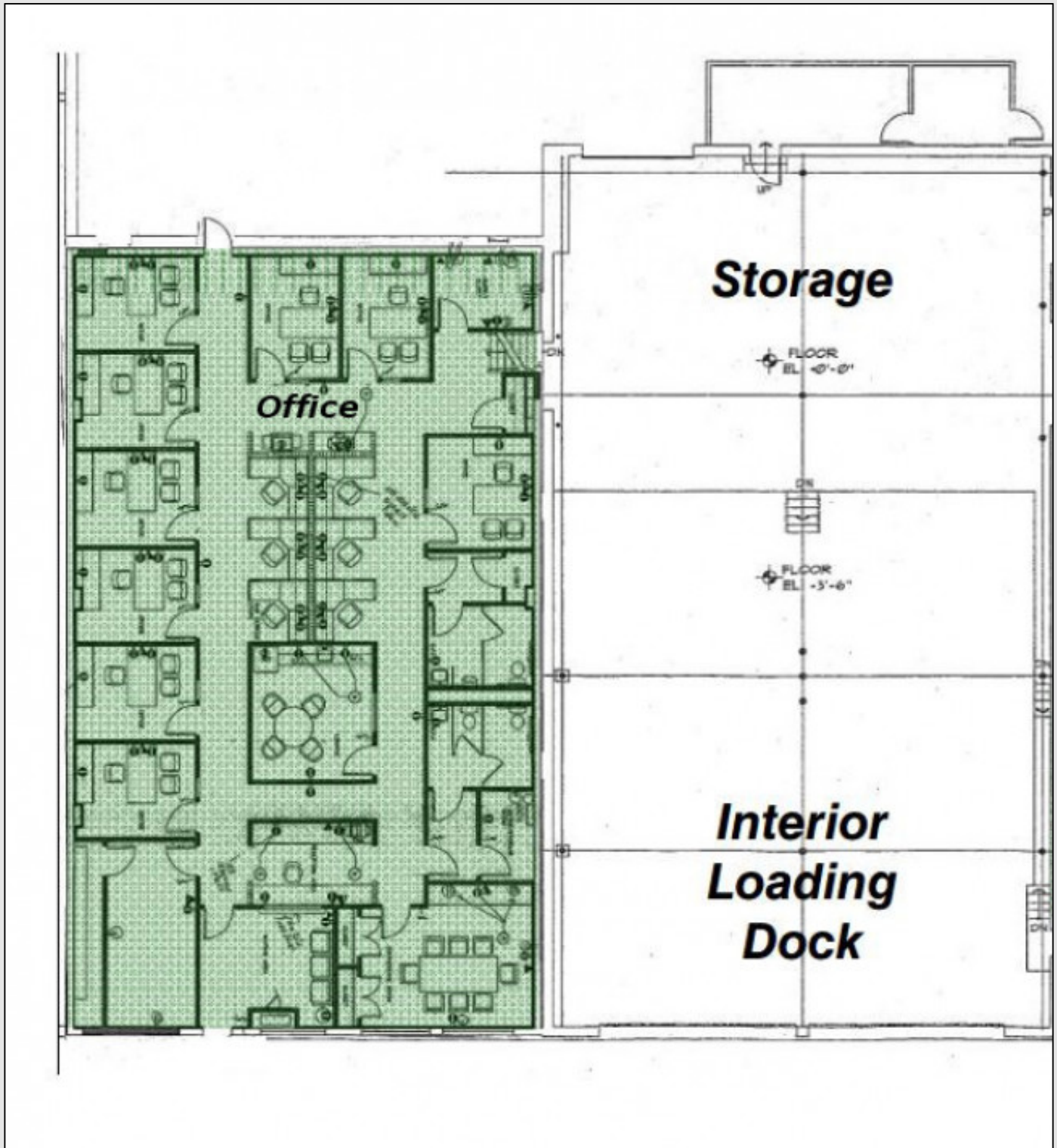
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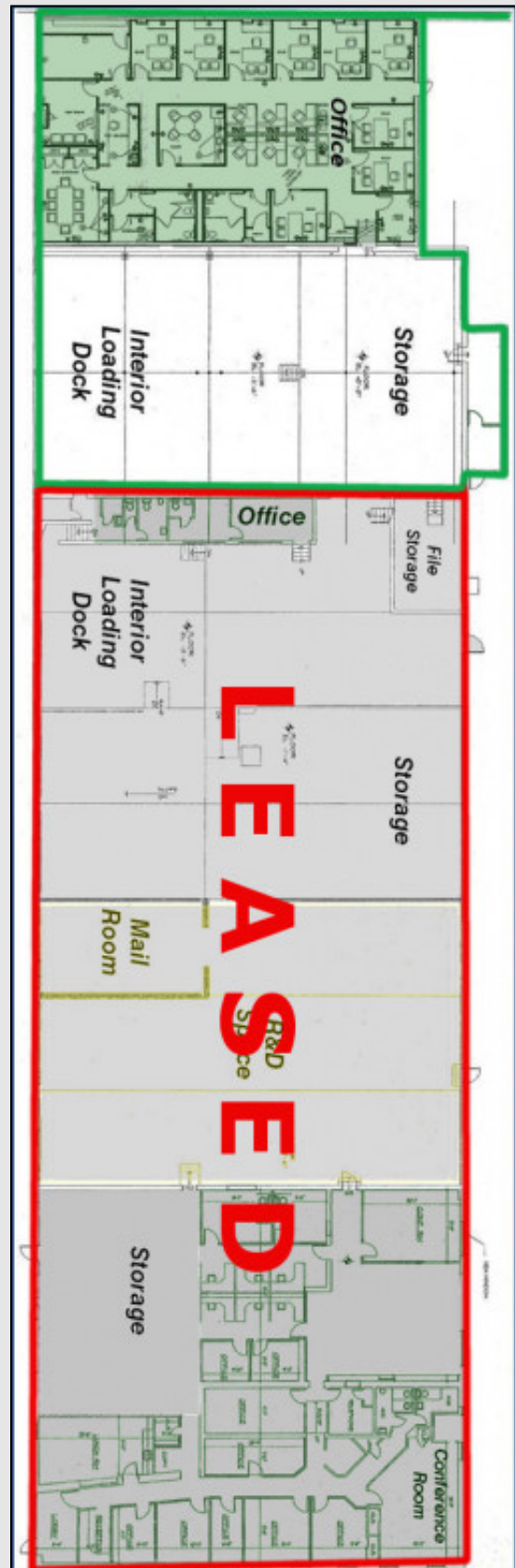
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