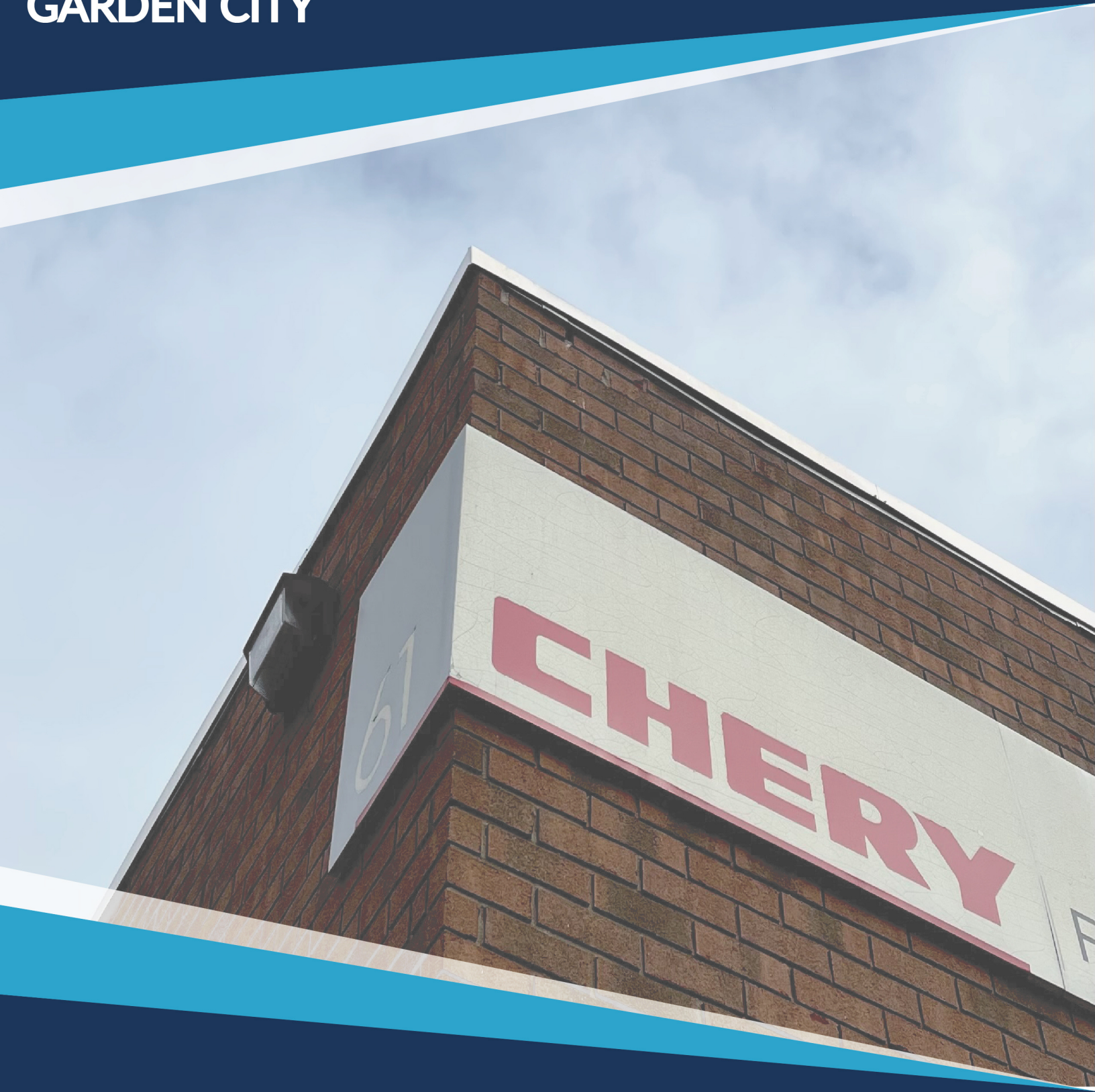


**61-65
COMMERCIAL AVE
GARDEN CITY**



IRACE REALTY
ASSOCIATES

**BUILDING
SPECIFICATIONS
TOTAL BUILDING AREA**

34,056 rentable square feet

TOTAL AVAILABLE FOR LEASE

4,481 square feet available

LOADING BAYS

- 5 Drive In loading bays
- Total of 10 loading bays

CEILING HEIGHTS

- 20'4" to decking
- 18'2" to steel

SIGNAGE

Signage is available to be mounted

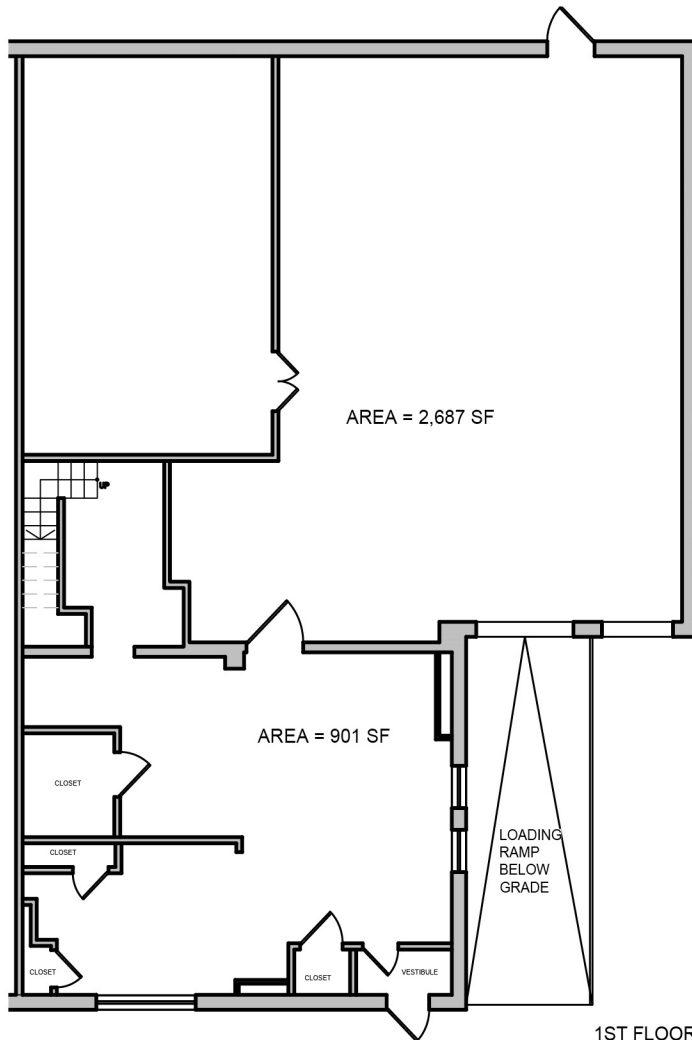
HVAC

Gas Heaters and Air Conditioning
throughout building

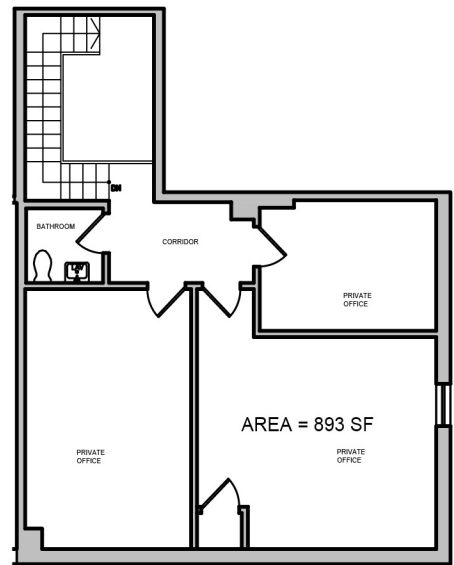
**34,000
SF**

**4,481
SF**

**IMMEDIATELY
AVAILABLE**



1ST FLOOR
SCALE: 1/8"=1'-0"



2ND FLOOR
SCALE: 1/8"=1'-0"



**61-65
COMMERCIAL AVENUE
GARDEN CITY**

**FOR LEASING LEASING INFORMATION
& PROPERTY TOUR PLEASE CONTACT**

**LUKE IRACE
LUKE.IRACE@GMAIL.COM
516.830.0641**

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