

FOR LEASE**500 GRUMMAN ROAD
BETHPAGE NY 11714****COLUMN FREE INDUSTRIAL SPACE****Frank Frizalone, SIOR**

+1 631 425 1242

frank.frizalone@cushwake.com



Option 1 Specifications

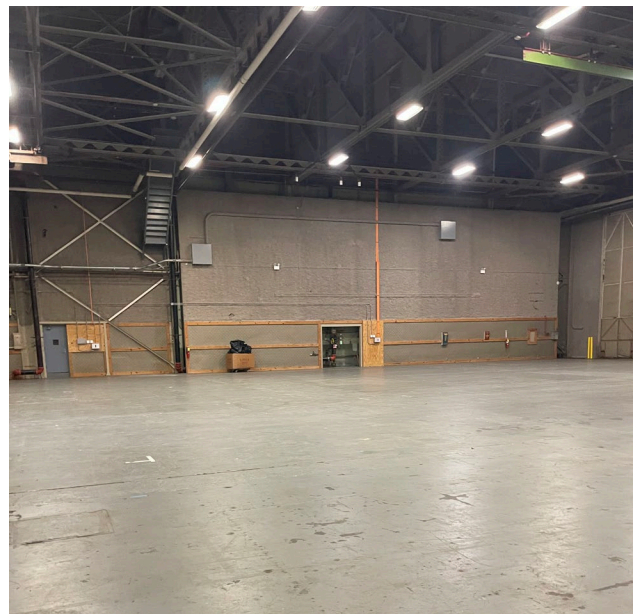
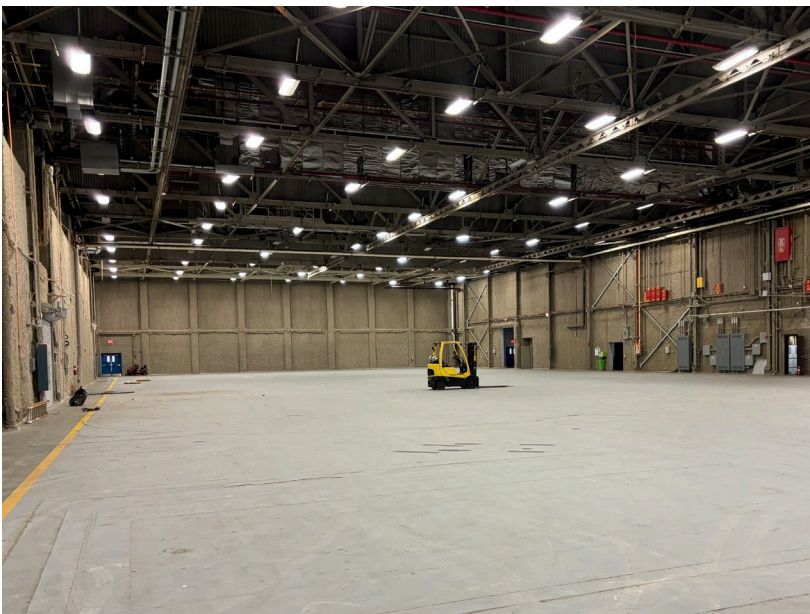
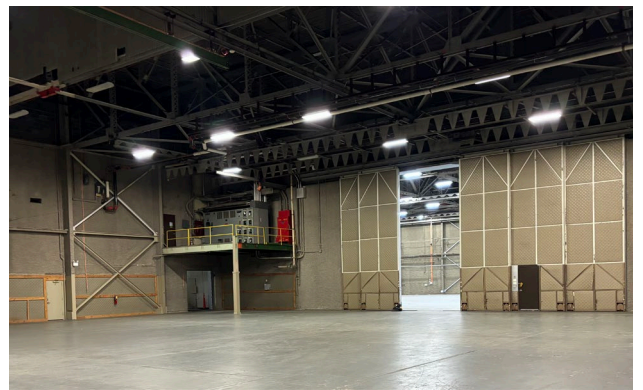
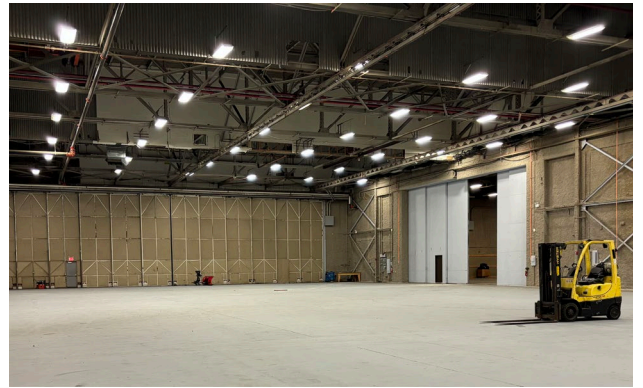
Available Space:	± 49,000 SF Industrial (100% column free) includes 3,700 SF of office space ± 11,000 SF Office (can be leased together or separately)
Dimensions:	37,000 SF (315' x 122') 12,000 SF (117' x 117') Contiguous
Ceiling Height:	32' Clear
Lounge Space:	± 8,000 SF
Ceiling Height (Studio space):	14' Clear
Sprinkler System:	ESFR
Loading:	1 Dock / 1 Drive-In
Electric:	4,000 Amps
Heat:	Gas
Occupancy:	Immediate
Comments:	<ul style="list-style-type: none"> • Additional loading could potentially be added • Column free warehouse • Over 200 car parking with trailer stalls

Frank Frizalone, SIOR

+1 631 425 1242

frank.frizalone@cushwake.com

Option 1 Photos



Frank Frizalone, SIOR
+1 631 425 1242
frank.frizalone@cushwake.com



Option 2 Specifications

First Floor Space:	± 70,000 SF Grade level (Divisible) Second-floor space optional; not required with grade-level divisions
Second Floor Space:	± 37,000 SF (served by 8,000 lb. freight elevator)
First Floor Ceiling Height:	20' Clear
Second Floor Ceiling Height:	14' - 15' Clear
Sprinkler System:	ESFR
Loading:	2 Docks / 1 Drive-In
Freight Elevator:	8,000 lbs.
Heat:	Gas
Occupancy:	Immediate
Comments:	<ul style="list-style-type: none"> • Over 200 car parking with trailer stalls • Second floor space ideal for dead storage

Frank Frizalone, SIOR
+1 631 425 1242
frank.frizalone@cushwake.com

Option 2 Photos



Frank Frizalone, SIOR

+1 631 425 1242

frank.frizalone@cushwake.com



Option 3 Specifications

Available Space:	± 120,000 SF
First Floor:	± 83,000 SF
Second Floor:	± 37,000 SF
Ceiling Height:	20' - 32' Clear
Ceiling Height (2 nd Floor):	14' - 15' Clear
Sprinkler System:	ESFR
Loading:	2 Docks / 2 Drive-Ins
Freight Elevator:	8,000 lbs.
Electric:	4,000 Amps
Heat:	Gas
Occupancy:	Immediate
Comments:	<ul style="list-style-type: none"> • Space A - Loading could potentially be added • Over 200 car parking with trailer stalls • 49,000 SF column free warehouse

Frank Frizalone, SIOR
+1 631 425 1242
frank.frizalone@cushwake.com