



UNIT #3 | SPACE DETAILS:



SPACE AVAILABLE:	+/- 3,247 SF
OFFICE SPACE:	+/- 40%
CEILING HT:	+/- 16' CLEAR
LOADING:	1 (12' x 14') DRIVE IN
HEAT:	GAS / OIL
POWER:	HEAVY
PARKING:	AMPLE
ZONING:	IND-1
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES:	BASE YEAR INCLUDED
UTILITIES:	SEPARATELY METERED
CAM & INSURANCE:	TENANT'S RESPONSIBILITY
SNOW REMOVAL:	TENANT'S RESPONSIBILITY

ASKING: \$16.50 PSF /GROSS

INDUSTRIAL SPACE

- **PART OF A +/- 45,608 SF MULTI-TENANTED WAREHOUSE BUILDING SITUATED ON +/- 2.36 ACRES. CLOSE TO ALL MAJOR ROADWAYS AND PROXIMITY TO SHOPS AT TANGER OUTLET, RESTAURANTS AND DEER PARK LIRR STATION**
- * **ALL PRICES ARE SUBJECT TO FINAL LANDLORD APPROVAL. TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE AND SNOW REMOVAL BILLED SEPARATELY.**



For further information or to arrange an inspection, please contact exclusive broker(s):

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