



550 Smithtown
Bypass Suite 101
Smithtown, NY 11787
Office: (631) 656-0360
Fax: (631) 656-0359

For Lease

3771 NY-347

South Setauket, NY 11720



PROPERTY FEATURES

- Property Description/Type: Office Building
- Located on Highly-Trafficked 347 & Wireless Rd.
- Space Available: +/- 1,500 SF
- Building is Handicap Accessible
- Ground Floor Unit Available
- Signage Available
- Parking: Ample
- Ideal For Professional or Medical Use

Asking Price: \$24/SF

FOR MORE INFORMATION

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Executive Summary

**Property Address: 3771 NY-347
South Setauket, NY 11720**

- **Property Description/Type: Office Building**
- **Space Available: +/- 1,500 SF**
- **Ground Floor Unit Available**
- **Parking: Ample**
- **Located on Highly-Trafficked 347 & Wireless Road**
- **Building is Handicap Accessible**
- **Signage Available**
- **Gas Heat Cost Covered by Landlord**
- **CAM Included in Monthly Price**
- **Base Year Taxes Covered by Tenant**
- **Separate Electric Meter Covered by Tenant**

Asking Price: \$24/SF



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Photos

