

**FOR LEASE**



**Industrial Property For Lease - Available: 6,000 SF**

**3085B New Str, Oceanside, NY 11572**



**Highlights:**

**Space Size:** 6,000 SF Warehouse  
**Office Space:** 500 SF + Free mezzanine  
**Ceiling Height:** 20'  
**Loading:** 1 High Drive-In Door

**Lease Price:** \$21.50 per SF  
**Lease Type:** Modified Gross  
**Availability:** October 1st, 2024

Highly functional and spotless Warehouse / Distribution/ Storage Light Manufacturing facility, includes private offices, 3 bathrooms, and mezzanine (not included in the SF) • Parking available for private cars and small trucks • Additional parking for trucks or fleets is available upon request • Close to LIRR and public transportation • Easy access to main thoroughfares • Available Nov 1st, 2024



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