

## +/- 17,600 INDUSTRIAL SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

**BUILDING SIZE:** +/- 160,000 SF  
**AVAILABLE SPACE:** +/- 17,600 SF  
**DIVISIVBLE TO 8,700 & 8,900 SF**  
**LOT SIZE:** +/- 9.5 ACRE  
**CEILING HEIGHT:** 20' CLEAR  
**POWER:** AMPLE  
**HEAT:** GAS  
**PARKING:** ABUNDANT  
**ZONING:** L-1

### UNIT 1A

**AVAILABLE SPACE:** +/- 8,700 SF  
**DRIVE IN DOOR:** 1  
**OFFICE:** +/- 50%

### UNIT 1B

**AVAILABLE SPACE:** +/- 8,900 SF  
**LOADING DOCK:** 3  
**OFFICE:** +/- 30 %

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

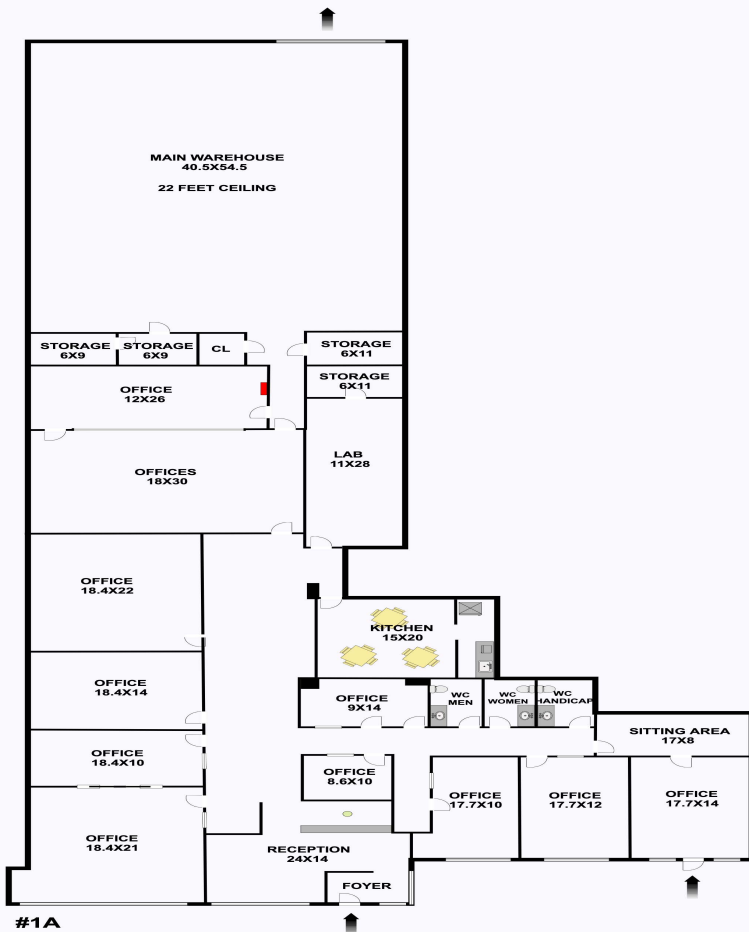
**GARY J. CHIMERI**  
PRESIDENT  
(516) 286-5177  
GCHIMERI@PARAMOUNTPG.COM

**MICHAEL BERNDT**  
DIRECTOR  
(516) 647-1767  
MBERNDT@PARAMOUNTPG.COM

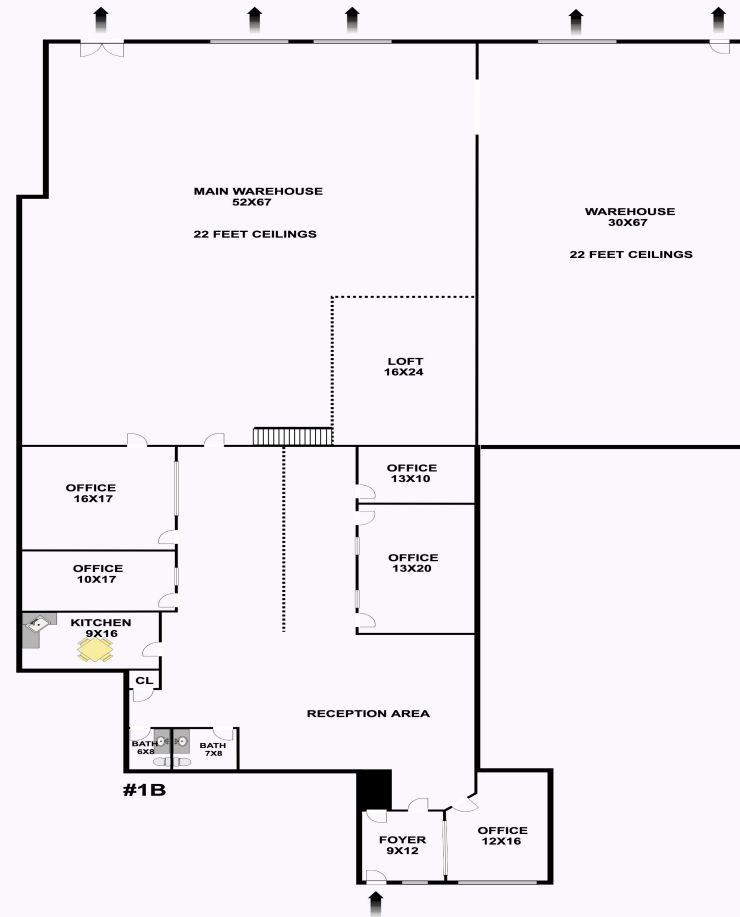
**OSCAR MAJANO**  
ASSOCIATE  
(516) 670-2109  
OMAJANO@PARAMOUNTPG.COM

PARAMOUNT PROPERTIES GROUP

171 ALLEN BOULEVARD  
FARMINGDALE, NY 11735  
(631) 414-7878  
WWW.PARAMOUNTPG.COM



REALTORS®  
 ALL DIMENSIONS ARE APPROXIMATE



ALL DIMENSIONS ARE APPROXIMATE

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

**GARY J. CHIMERI**  
 PRESIDENT  
 (516) 286-5177  
 GCHIMERI@PARAMOUNTPG.COM

**MICHAEL BERNDT**  
 DIRECTOR  
 (516) 647-1767  
 MBERNDT@PARAMOUNTPG.COM

**OSCAR MAJANO**  
 ASSOCIATE  
 (516) 670-2109  
 OMAJANO@PARAMOUNTPG.COM

PARAMOUNT PROPERTIES GROUP

171 ALLEN BOULEVARD  
 FARMINGDALE, NY 11735  
 (631) 414-7878  
 WWW.PARAMOUNTPG.COM