

**FOR LEASE**



**ASKING PRICE: \$16.50 PSF /GROSS**

**CONDO UNIT | DETAILS:**

**SPACE AVAILABLE:** +/- 2,500 SF  
**ZONING:** IN1  
**OFFICE SPACE:** +/- 15%  
**CEILING HT:** +/- 16' CLEAR  
**LOADING:** 1 (14'H X 12'W) DRIVE IN DOOR  
**HEAT:** GAS / ELECTRIC  
**POWER:** 200 AMPS / 3 PHASE  
**SPRINKLERED:** YES  
**PARKING:** AMPLE  
**OCCUPANCY:** IMMEDIATE  
**LEASE TERM:** NEGOTIABLE  
**RE TAXES:** BASE YEAR INCLUDED

**INDUSTRIAL CONDO UNIT**

- PART OF A 43,792 SF, 1-STORY, MULTI-TENANTED BUILDING WITH NEW ROOF.
- EASILY ACCESSIBLE TO THE LONG ISLAND EXPY., VETERANS MEMORIAL HWY, LI MACARTHUR AIRPORT, JOHNSON AVE & OCEAN AVE.



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

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