



100

CARNEY STREET

GLEN COVE, NY

+/- 19,635 SF INDUSTRIAL SPACE FOR LEASE

Colliers

JUSTIN MAIORANO

ASSOCIATE VICE PRESIDENT

516 284 3448

justin.maiorano@colliers.com

Licensed Salesperson

STEVEN SESSA

SENIOR ASSOCIATE

516 284 3414

steven.sessa@colliers.com

Licensed Salesperson

BRANDON LICHTENSTEIN

SENIOR VICE PRESIDENT

516 284 3439

brandon.lichtenstein@colliers.com

Licensed Salesperson

PRIME LOCATION IN NORTHWEST NASSAU INDUSTRIAL SUB-MARKET

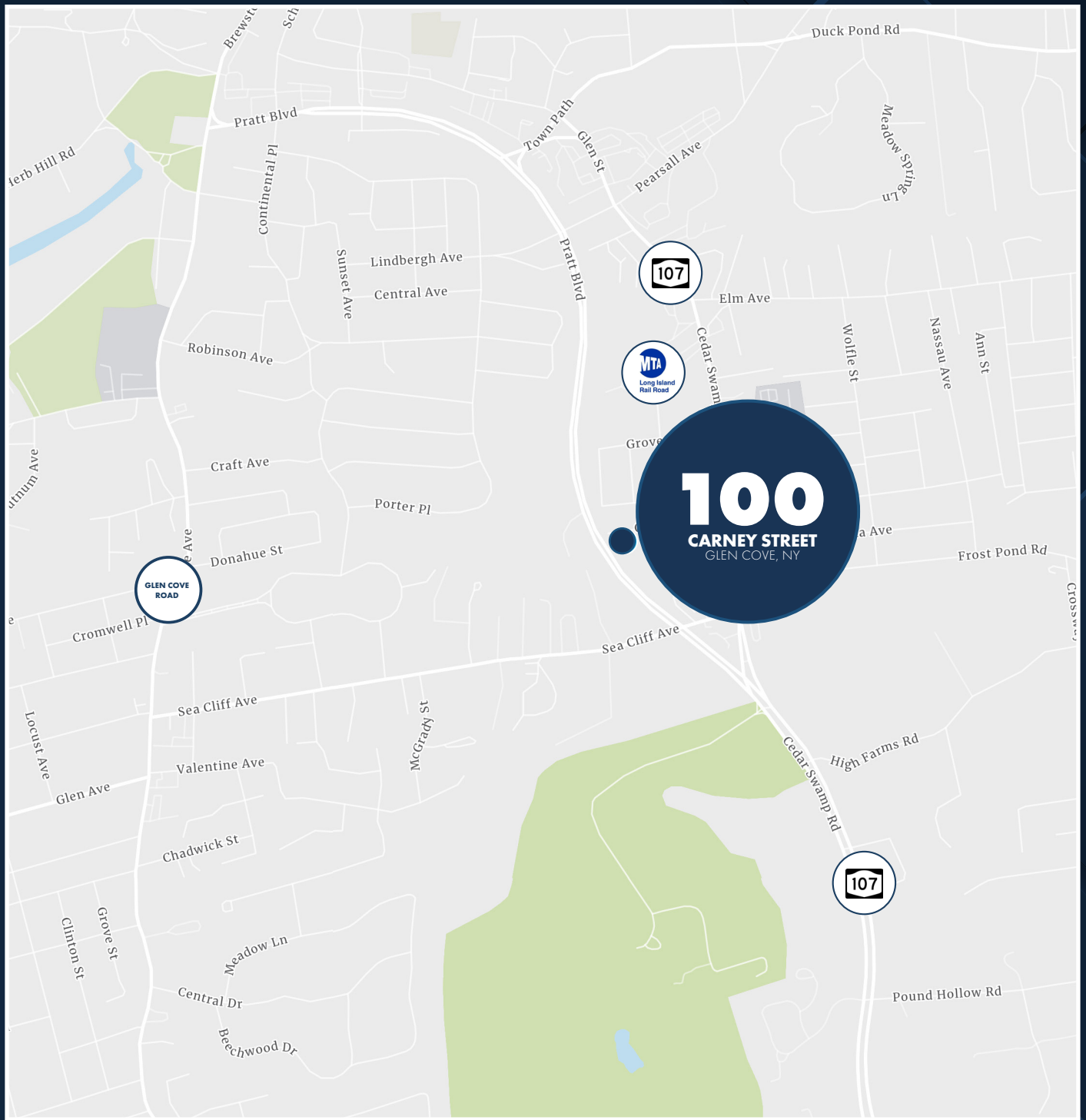
Total Building Size:	+/- 29,263 SF
Space Available:	+/- 19,635 SF
Office Space:	+/- 1,952 SF
Loading:	1 Oversized Drive-in (12'6"x30')
Ceiling Height:	12'3" – 16'6"
Heat:	Gas
CAM:	\$1.11 PSF
2024/2025 RE Taxes:	\$2.10 PSF
Asking Lease Price:	\$15.00 PSF NNN

HIGHLIGHTS

- Excellent For manufacturing, storage, and distribution uses
- Fully sprinklered and on sewers
- On-site parking
- Immediate access to Route 107 & Glen Cove Road
- Walking distance to LIRR Glen Street Station







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