

FOR LEASE



ASKING PRICE: \$14.50 PSF /GROSS + CAM & INS.

SUITE #5 | SPACE DETAILS:

SPACE AVAILABLE:	+/- 4,000 SF
OFFICE SPACE:	+/- 10-15%
CEILING HT:	+/- 17' CLEAR
LOADING:	1 OH DRIVE IN (OVERSIZED)
HEAT:	GAS
POWER:	AMPLE
PARKING:	AMPLE
OCCUPANCY:	IMMEDIATE
LEASE TERM:	NEGOTIABLE
RE TAXES (2021/22):	BASE YEAR INCLUDED
CAM:	\$0.50 PSF



INDUSTRIAL SPACE

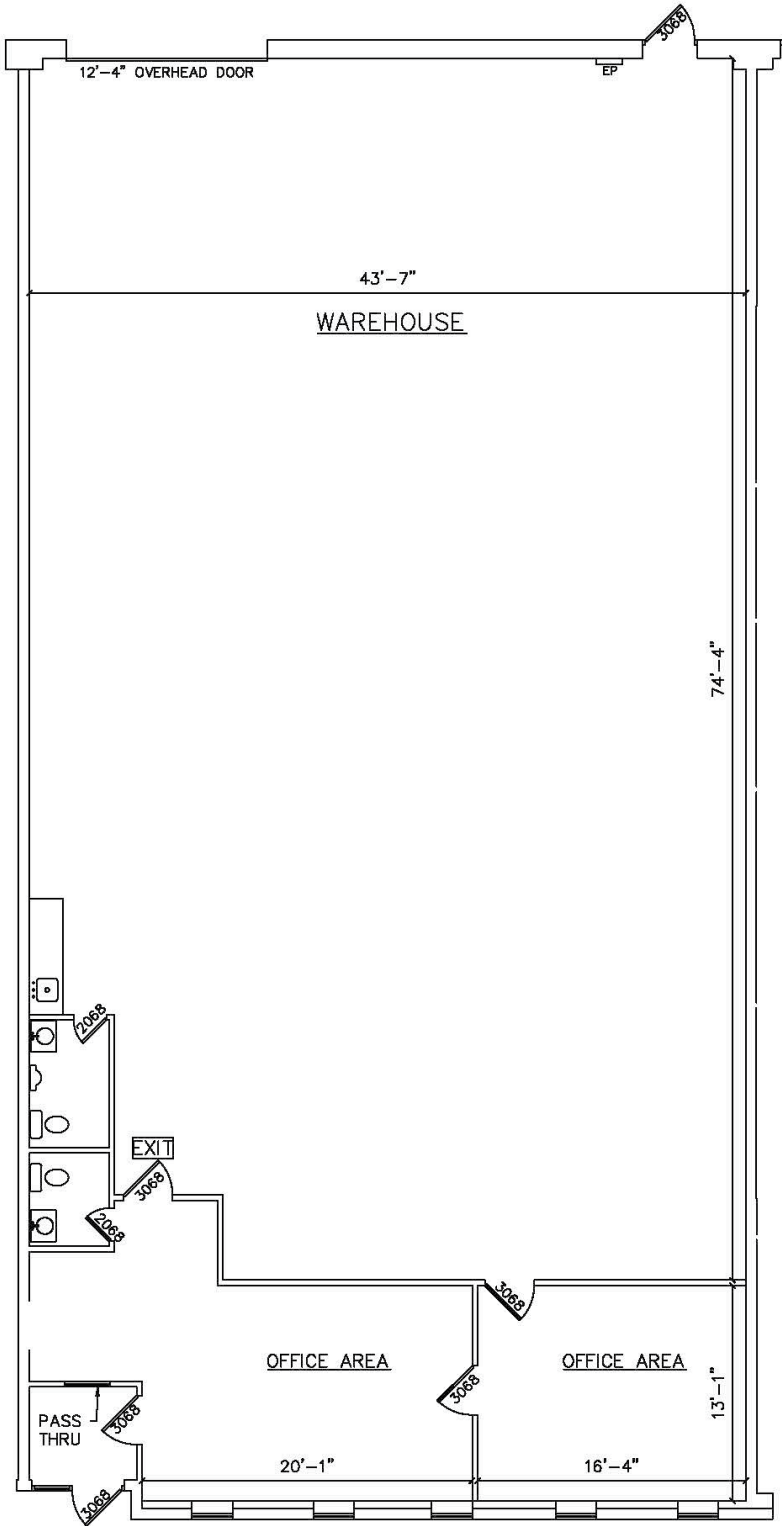
- PART OF A LARGER MULTI-TENANTED, INDUSTRIAL-WAREHOUSE BUILDING LOCATED ON THE CORNER OF BRANDYWINE DR. AND GRAND BLVD. NEARBY: DEER PARK LIRR STATION, TANGER OUTLETS, OTHER RETAIL STORES & RESTAURANTS. CLOSE TO SAGTIKOS PKWY. AND LONG ISLAND EXPY.
- TENANT SHALL PAY PROPORTIONATE SHARE OF TAX INCREASES, SNOW REMOVAL AND FIRE INSURANCE.

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

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