



## AVAILABLE SPACES

|              |                      |
|--------------|----------------------|
| GROUND FLOOR | Suite 101A: 7,635 SF |
| GROUND FLOOR | Suite 102A: 3,856 SF |
| SECOND FLOOR | Suite 204: 16,659 SF |
| SECOND FLOOR | Suite 205: 4,757 SF  |

## SPACE DETAILS

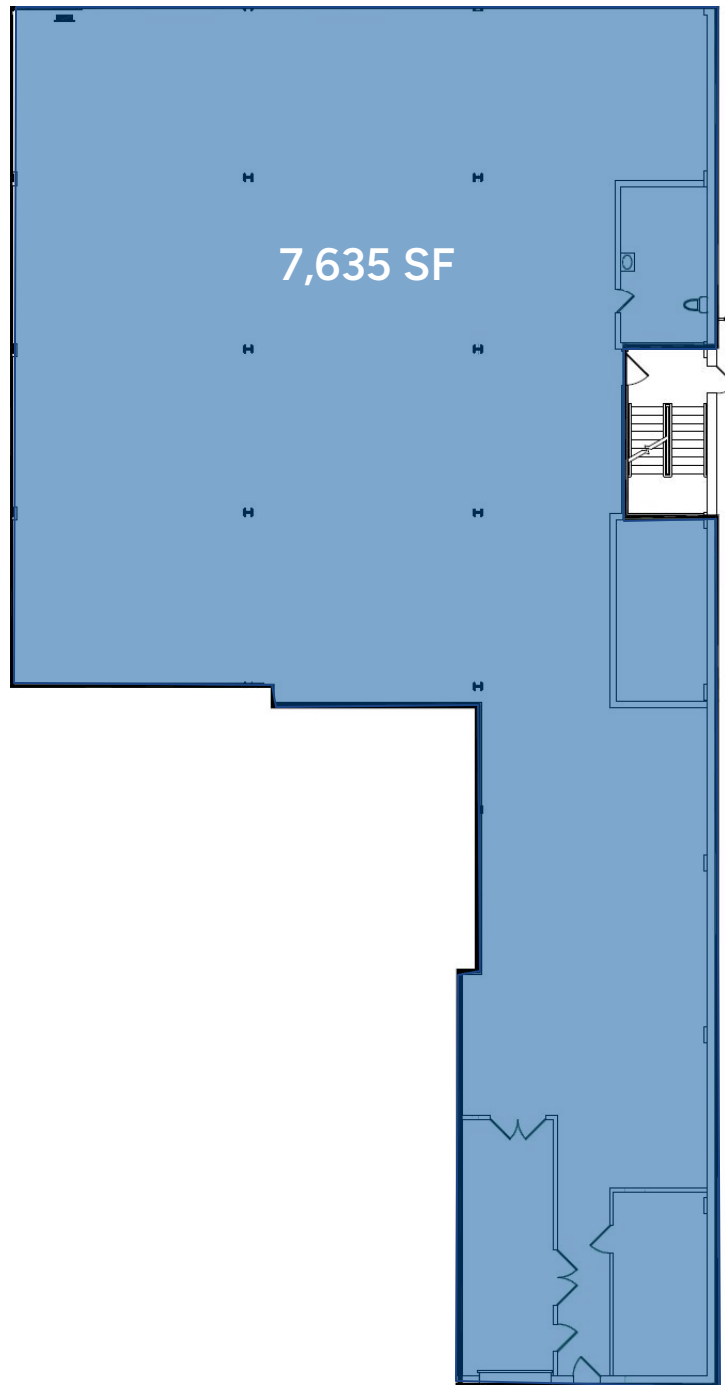
|                 |                        |
|-----------------|------------------------|
| CEILING HEIGHTS | 15 FT                  |
| COLUMN SPACING  | 18' X 25'              |
| LOADING         | 2 Shared Loading Docks |
| POWER           | 200 AMPS               |

## SITE HIGHLIGHTS

- In close proximity to LIE, and I-278
- Direct access to Long Island, Brooklyn, and Manhattan
- Finished office space located inside warehouse
- Signage opportunity with Grand Avenue visibility
- Immediate occupancy

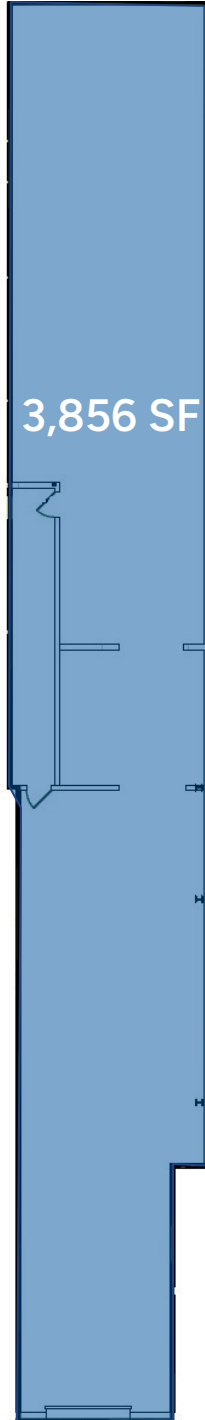
**LEASE RATE** Upon Request

## GROUND FLOOR

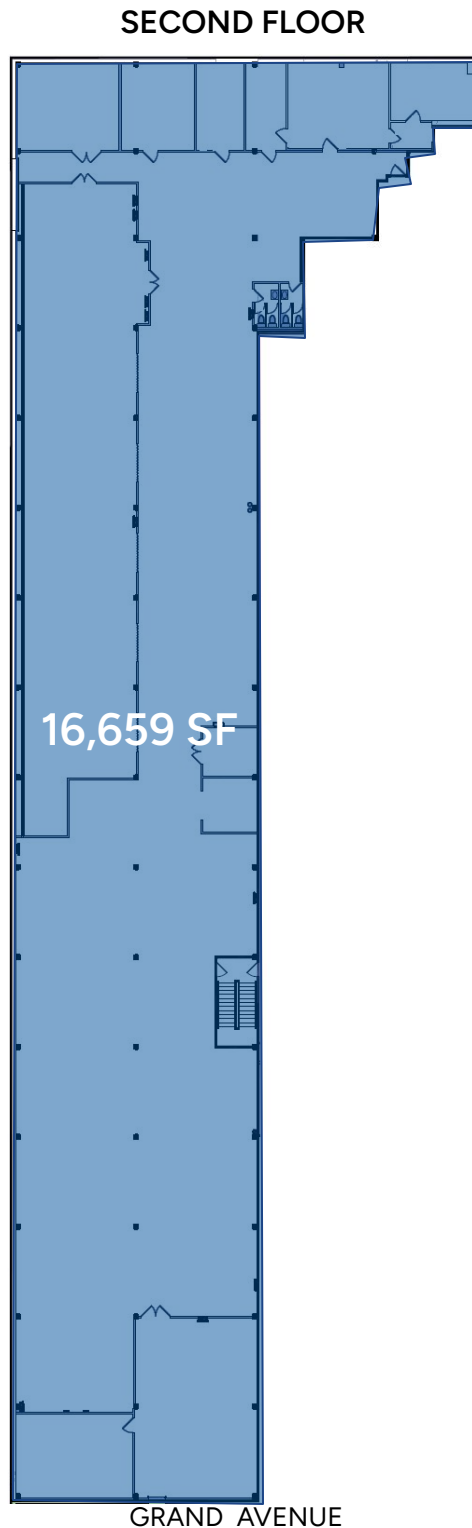


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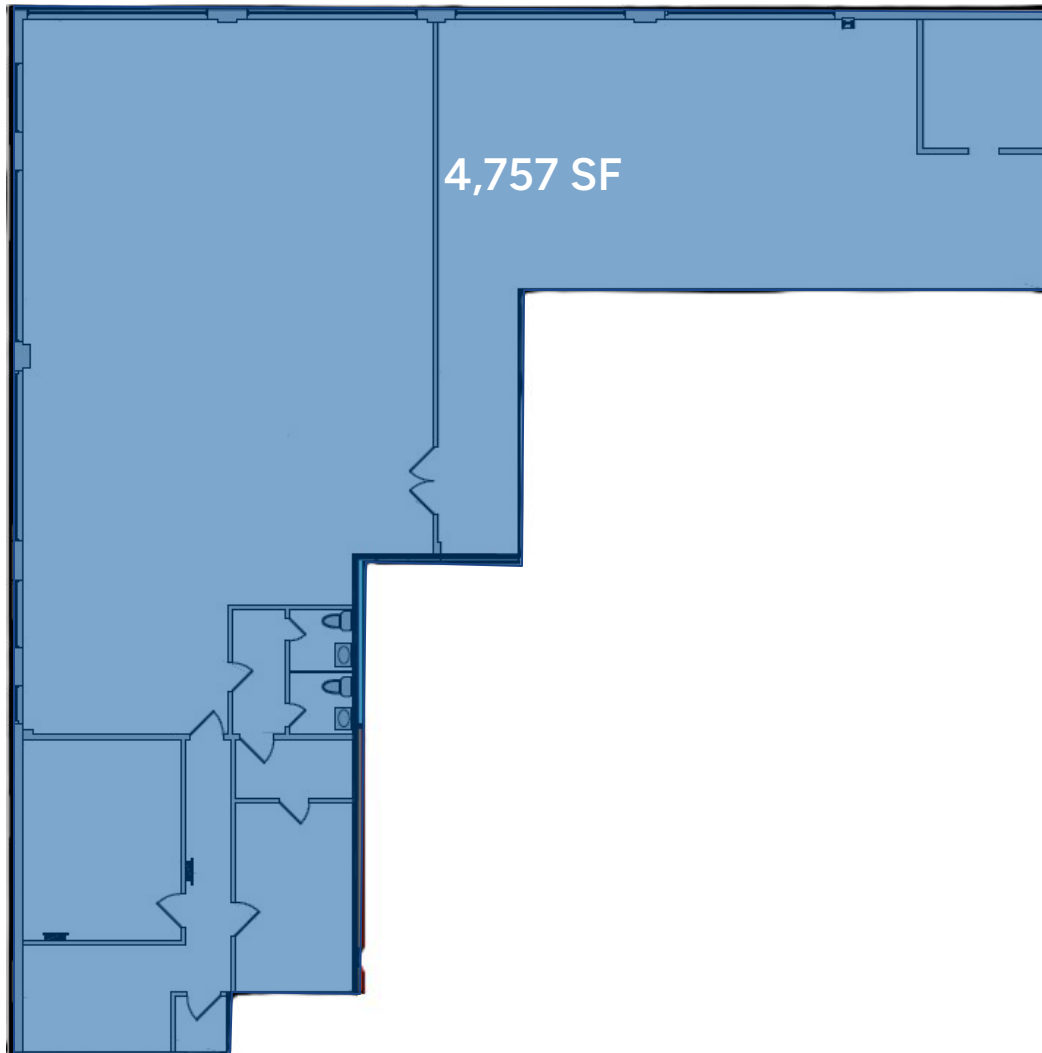
## GROUND FLOOR



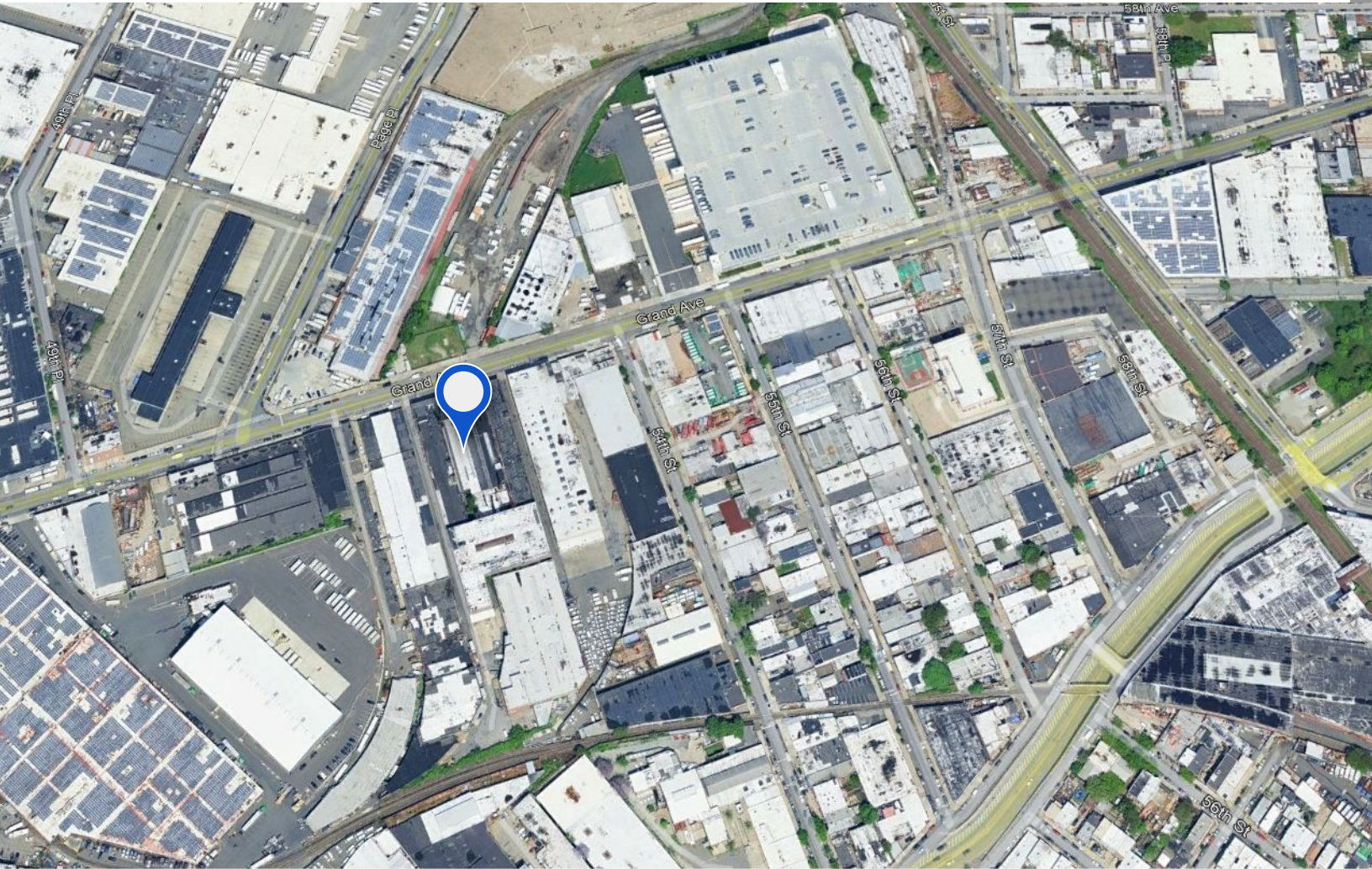
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## SECOND FLOOR



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