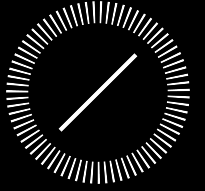


COMPASS COMMERCIAL

For Lease

New Construction - Fall 2022 Occupancy

Industrial



4661 Veterans Highway

Holbrook, NY 11741

Property Description

New Construction - Occupancy Fall 2022

Industrial, state of the art distribution center, single tenant available for lease. Located just off Veterans Highway at Lincoln Ave

Industrial Details

Available SF	16,792 SF
Lease Rate PSF	Negotiable
Lease Type	NNN
Lot Size	1.35 acres
Office Space	10%
Loading	2 drive-ins / 1 dock
Ceiling Height	20" Clear
Column Spacing	32'
Parking	20 Spaces

Summary

Available SF	16,792 SF
Lease Rate	Negotiable
Lot Size	1.35 acres

For more Information:

Steven Reichman, CCIM

Vice President

Compass Commercial

M. 631.544.4447

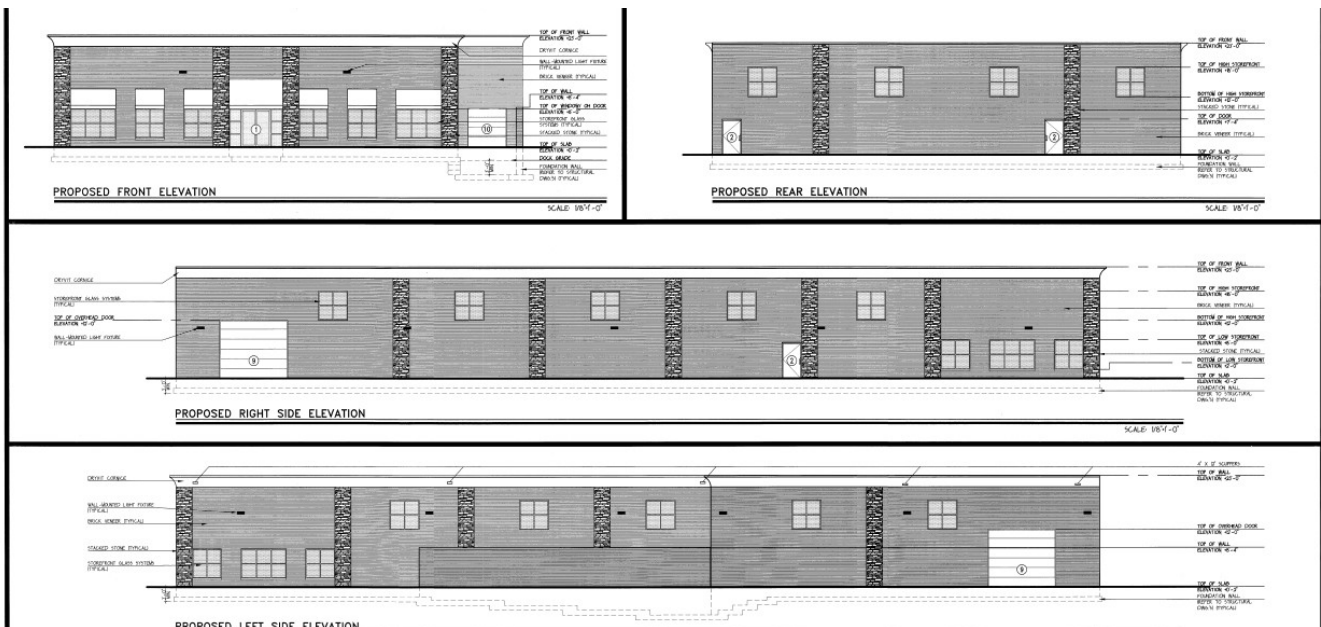
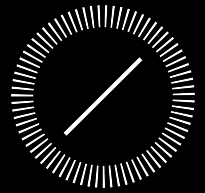
steven.reichman@compass.com



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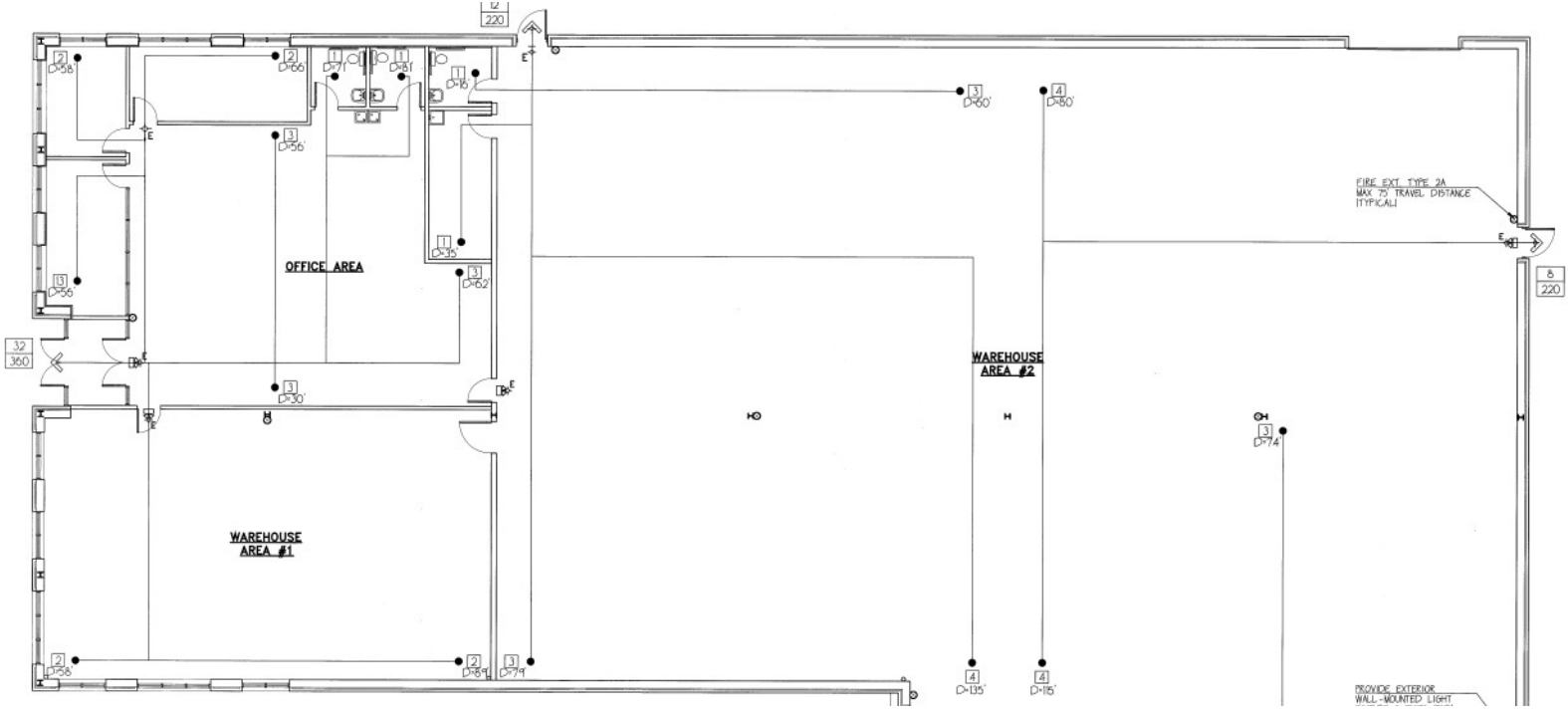
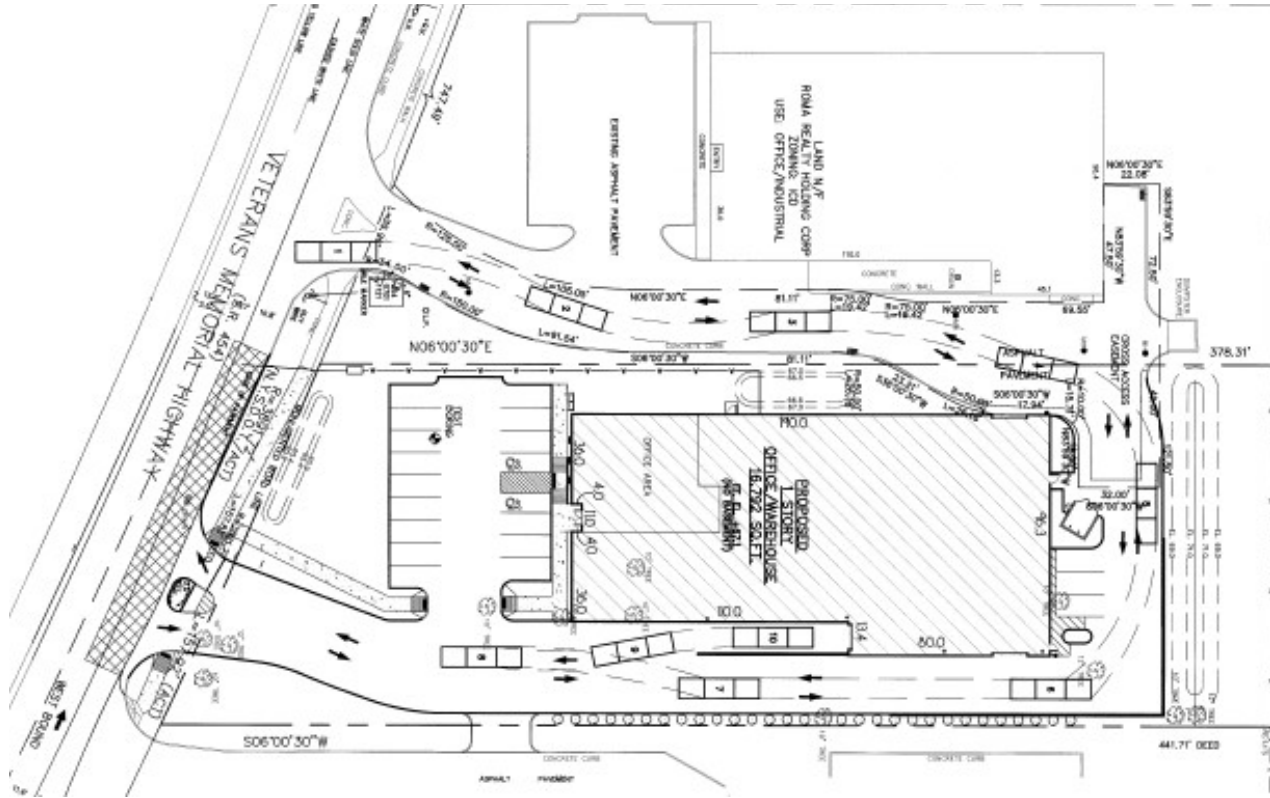
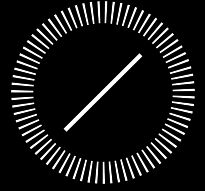
For Lease
New Construction - Fall 2022 Occupancy
Industrial



- Excellent design and location for wholesale distribution and showroom.
- Uses include: Plumbing Supply, Electrical, HVAC, Security Systems, Home Improvement, Etc..
- Single user occupancy
- Great visibility and signage
- On Veterans Memorial Highway; Near LIE, Sunrise Highway, MacArthur Airport

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For Lease
New Construction - Fall 2022 Occupancy
Industrial



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For Lease
New Construction - Fall 2022 Occupancy
Industrial

