

For Lease

Industrial, Warehouse, Flex, Lab

15,028 SF

22' Clear with Two Loading Docks & Drive-in Door

**245 Newtown Road
Plainview, NY**

15,028 square feet of built to suit industrial, flex, lab, R&D and warehouse space situated in a 106,927 square foot building located immediately off the Long Island Expressway exit 46 in Plainview, NY.

- Two loading docks & one drive-in door
- 22' clear ceiling height
- Built to suit per tenant requirements
- Extensive finish available for office, R&D, lab, assembly or other
- Ample parking at entrances
- Separate entrances/Access 24 hours
- Separately metered utilities
- Fully sprinklered, sewers, gas heat
- Modern exteriors and landscapes



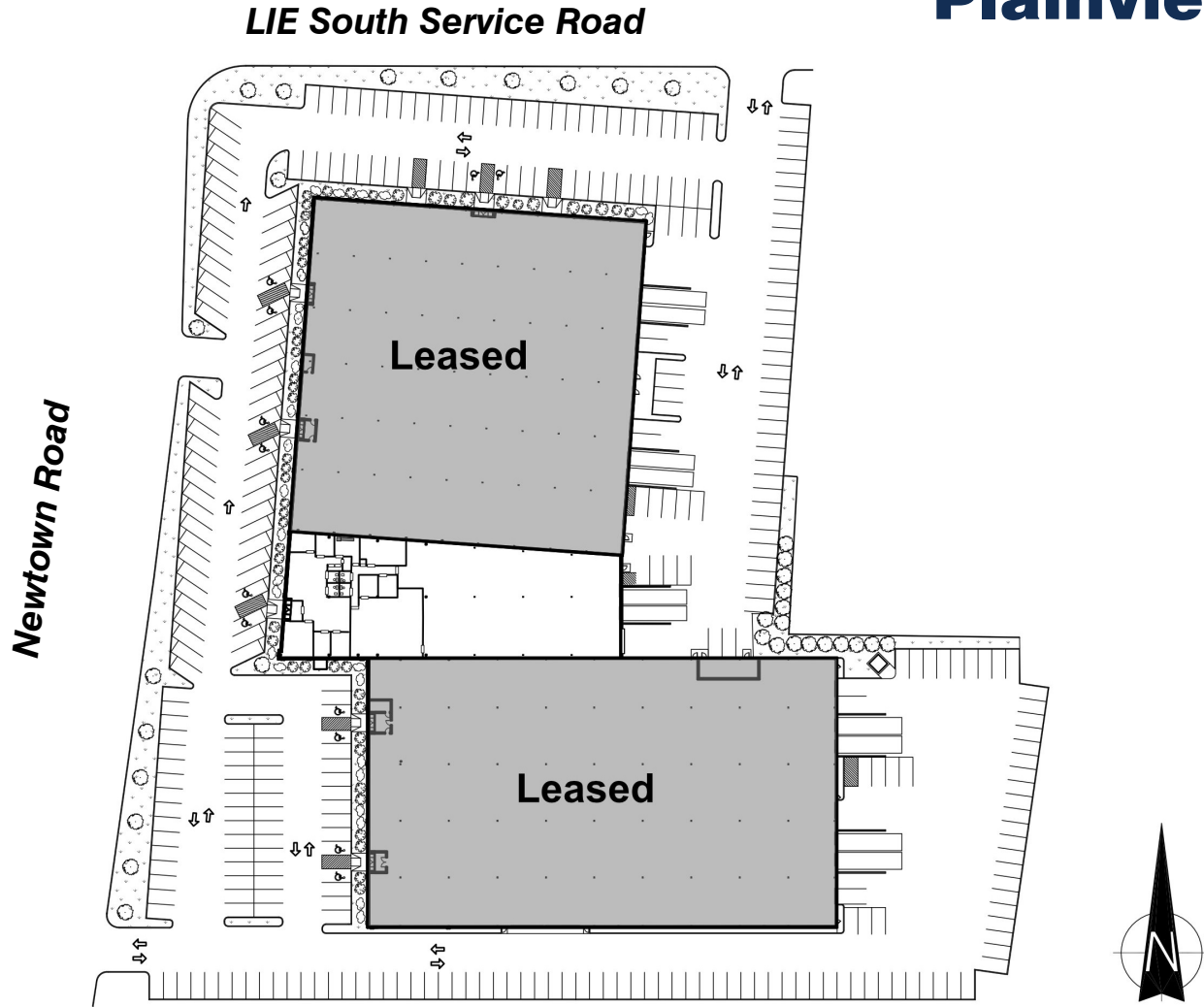
For Leasing Information:

Contact: David G. Hunt, MCR, CCIM
Licensed Real Estate Broker

Hunt Corporate Services, Inc.
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Management by:

**ANTON CERRONE
REALTY**



Description:

A tenant suite of 15,028 square feet of industrial, flex, warehouse space with 22' clear height ceilings, two loading docks and a drive-in door. Can be built and finished to suit with a high level of office, lab or R&D areas supported by extensive onsite parking.

Location:

Situated on the LIE South Service Road in Plainview, NY with immediate access to the Long Island Expressway. Minutes to the Northern State Parkway, Seaford-Oyster Bay Expressway and Route 110/Broadhollow Road corridor.

Management:

Professional build out and management by Anton Cerrone Realty with a distinguished reputation for quality building on Long Island for over 50 years. Servicing several Fortune 500's and numerous tenancies across twenty properties throughout Nassau & Suffolk county.

Building:

Built to Suit:	Yes - per tenant requirements, extensive finish available
Ceiling Height:	22' clearance
Full Air Conditioning:	Available
Sprinklers:	Yes
Sewers:	Yes
Power:	600 amps
Loading:	Two loading docks & drive-in door

Parking:

Extensive parking with allocation based on finish requirements.

Pricing:

\$14.95 per square foot net

Taxes:

\$5.37 per square foot

Occupancy:

Arranged