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NEWTOWN ROAD PLAINVIEW | NEW YORK

INDUSTRIAL FLEX SPACE FOR SUBLEASE
SUITE 400



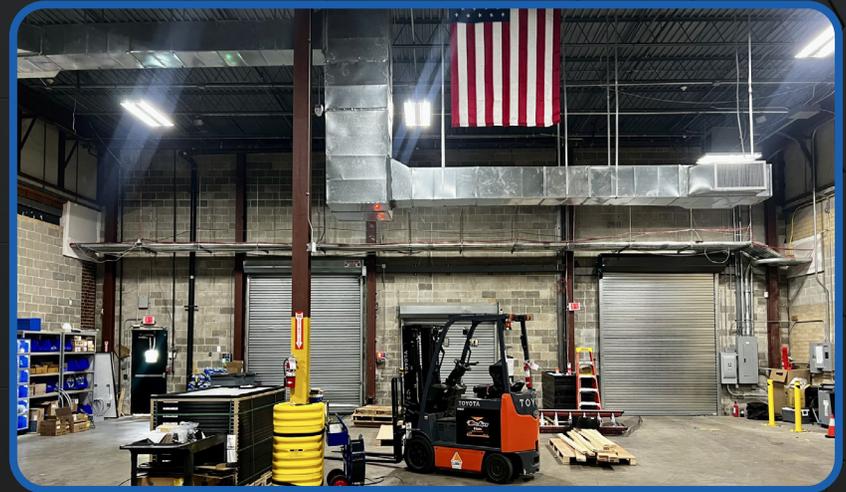
INDUSTRIAL FLEX SPACE FOR SUBLEASE

Space Available:	15,028 SF
Office Space:	4,005 SF
R&D Space:	1,500 SF
Ceiling Height:	22'
Loading:	2 Docks & 1 Drive-in
Power:	600 Amps
Heat:	Gas
Asking Sublease Price:	Call for Details

HIGHLIGHTS

- **Sublease through March 31, 2028**
- **Longer term possible**
- **Ample parking**
- **Fully air conditioned**
- **Fully sprinklered and on sewers**
- **Part of a 106k SF multi-tenant Industrial/Flex building**
- **Situated immediately off the Long Island Expressway**

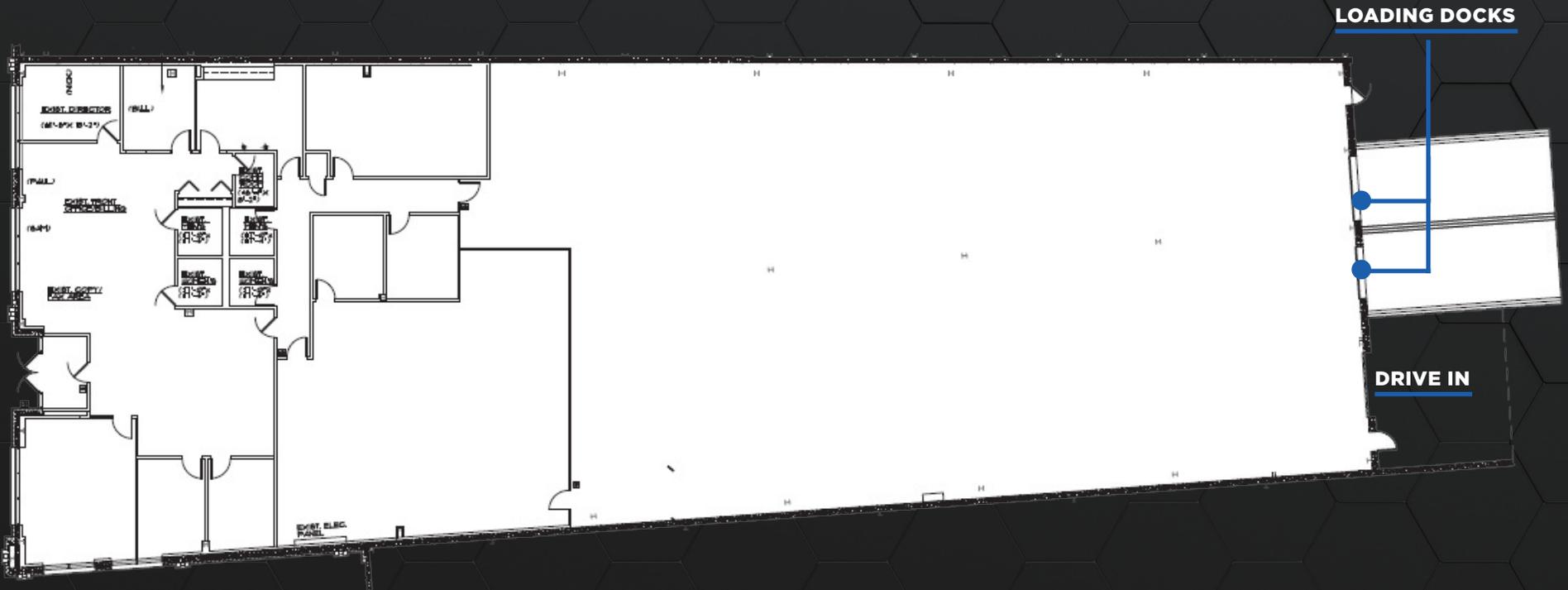
No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.



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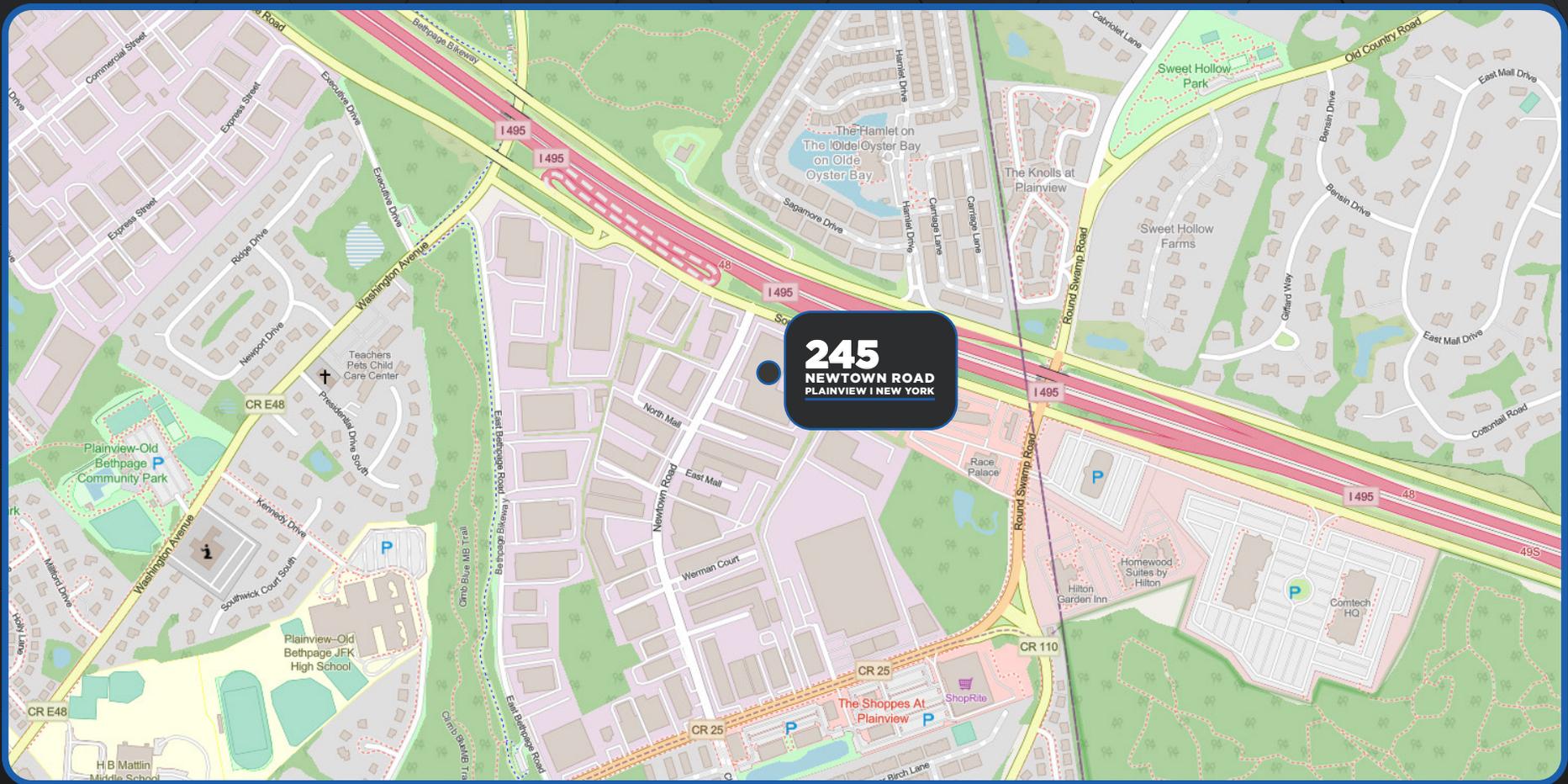
SPACE LAYOUT



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LOCATION MAP



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