

555 N. Research Place

CENTRAL ISLIP, NEW YORK

175,000 SF / MULTIPLE INDUSTRIAL UNITS AVAILABLE



Property highlights:

- **Multiple divisions available**
(40,000 sf up to 175,000 sf)
- **Facility in pristine condition**
- **90,000 SF fully air-conditioned**
- **Flexible Lease Terms**
- **ESFR Sprinkler system**
- **Connected to Sewers**
- **Full racking available**
- **25' Clear Height**
- **2.5 Miles to L.I.E**

Lease Price: \$15.50 PSF Gross
(Flexible Lease Terms up to 9 Years)



FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Richard J. Cohen, President | Ashlind Properties | LIBN LIFETIME ACHIEVEMENT AWARD | Cell: 516-818-0935

PREMIER COMMERCIAL RE LLC

500 N. Broadway, Suite 105

Jericho, NY 11753

Tel. 516-284-8000 | www.pcrellc.com

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express presentations are hereby made.

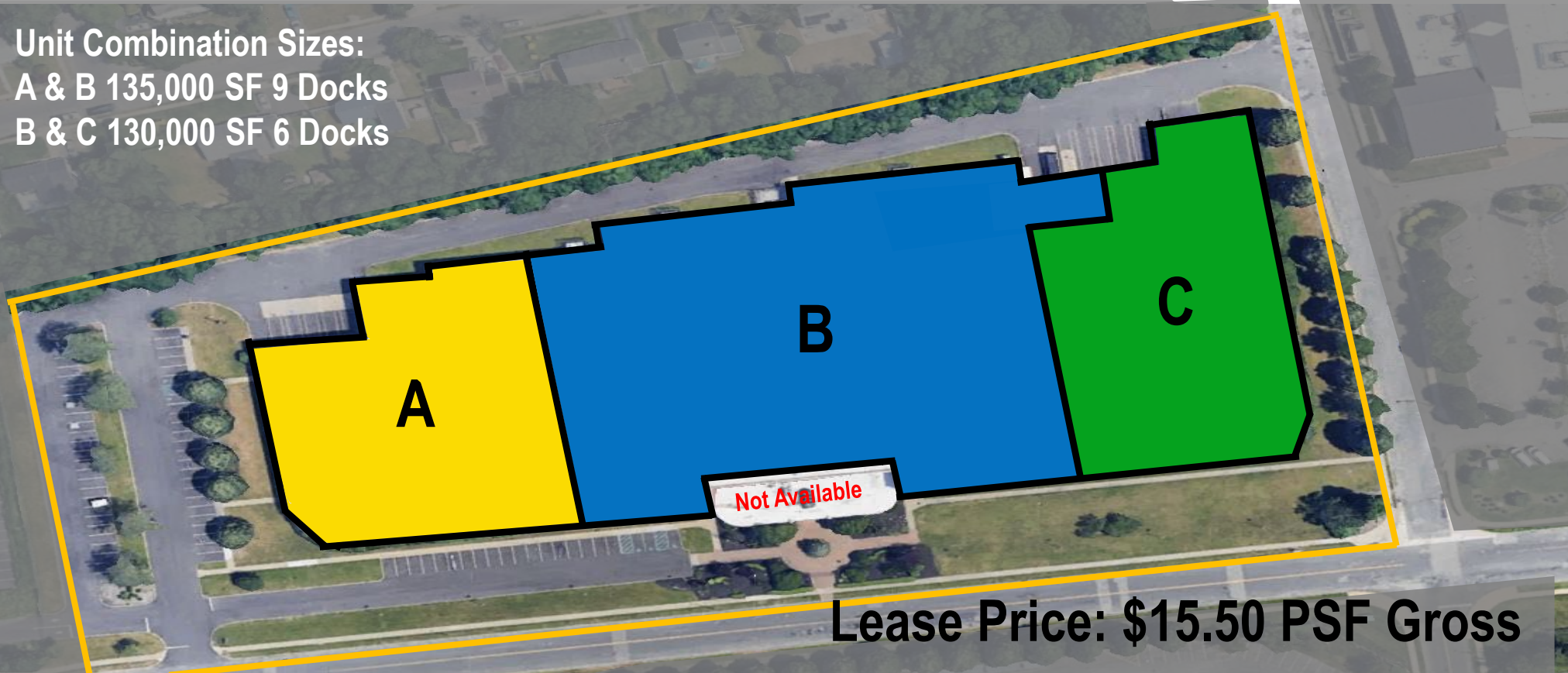
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Unit Combination Sizes:
A & B 135,000 SF 9 Docks
B & C 130,000 SF 6 Docks



Lease Price: \$15.50 PSF Gross

Total available space	175,000 SF	Office: minimal	Height: 25' Clear	Loading Docks: 12 Drive-Ins: 1	Available Immediately
Unit A	45,000 SF	Office: minimal	Height: 25' Clear	Loading Docks: 6	Available Immediately
Unit B	90,000 SF	Office: minimal	Height: 25' Clear	Loading Docks: 3	Available Immediately
Unit C	40,000 SF	Office: minimal	Height: 25' Clear	Loading Docks: 3 Drive-Ins: 1	Available Immediately

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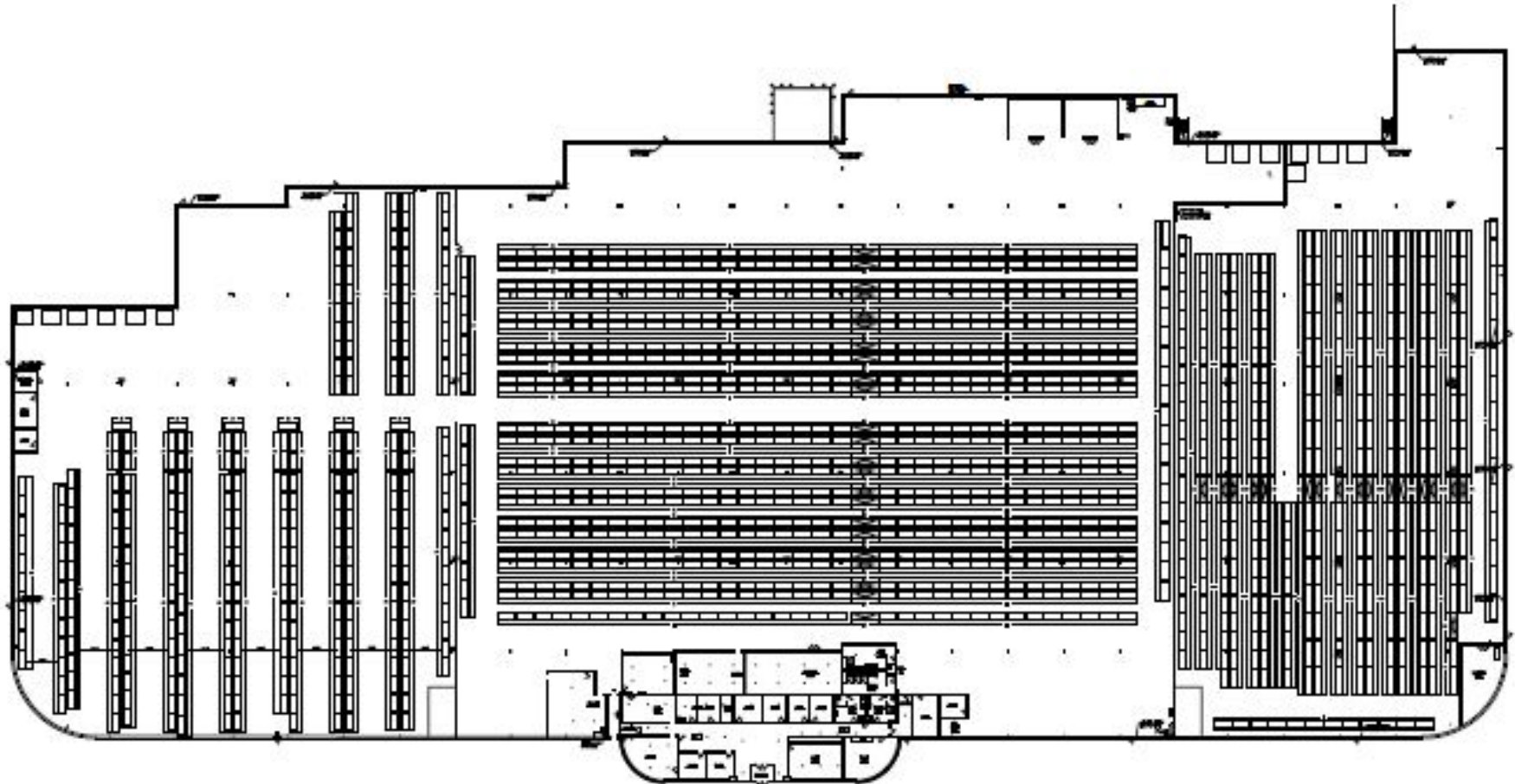
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"Complex Issues – Simple Solutions"

RACKING PLAN



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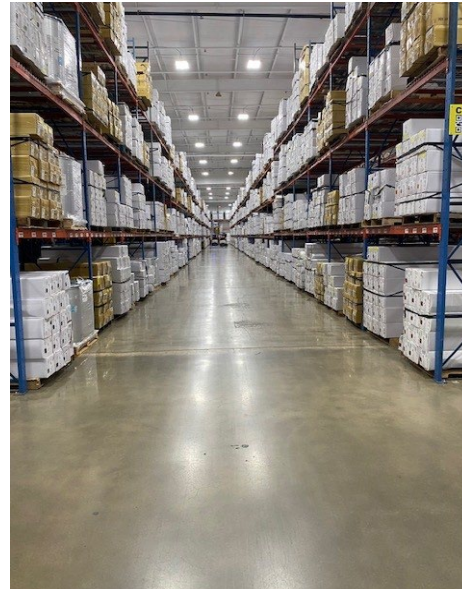
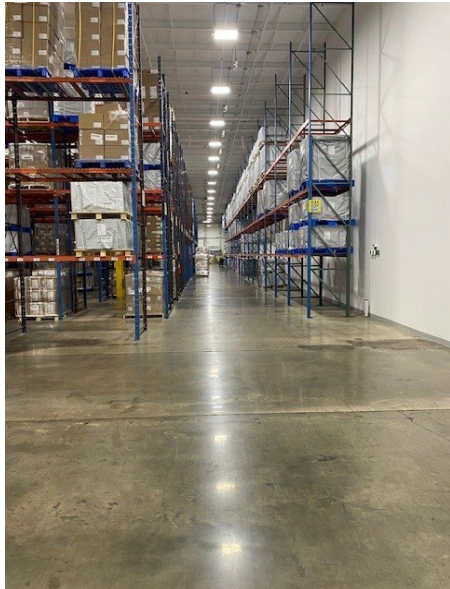
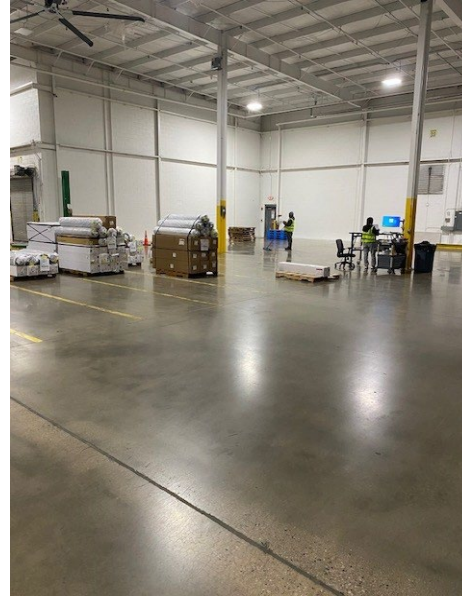
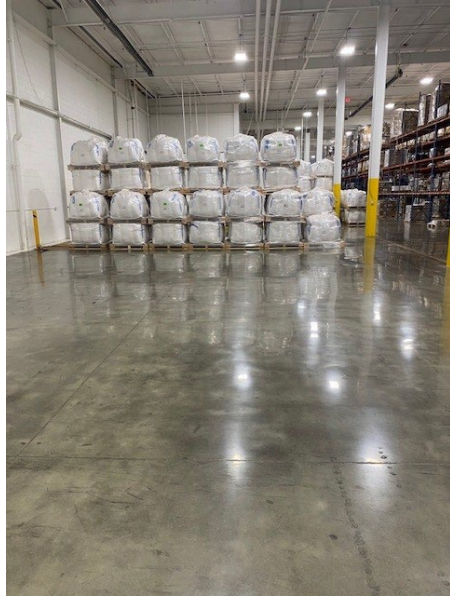
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PREMIER
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