

2,570 SF AVAILABLE



**100-2 PATCO COURT
ISLANDIA, NY**

**16' CLEAR
200 AMPS
34% FINISH
(1) DRIVE-IN DOOR**

JUNE 1ST OCCUPANCY

**DANA@BRENTMAKO.COM
631-420-0070
BROKERS PROTECTED**

100-2 PATCO COURT, ISLANDIA, NY

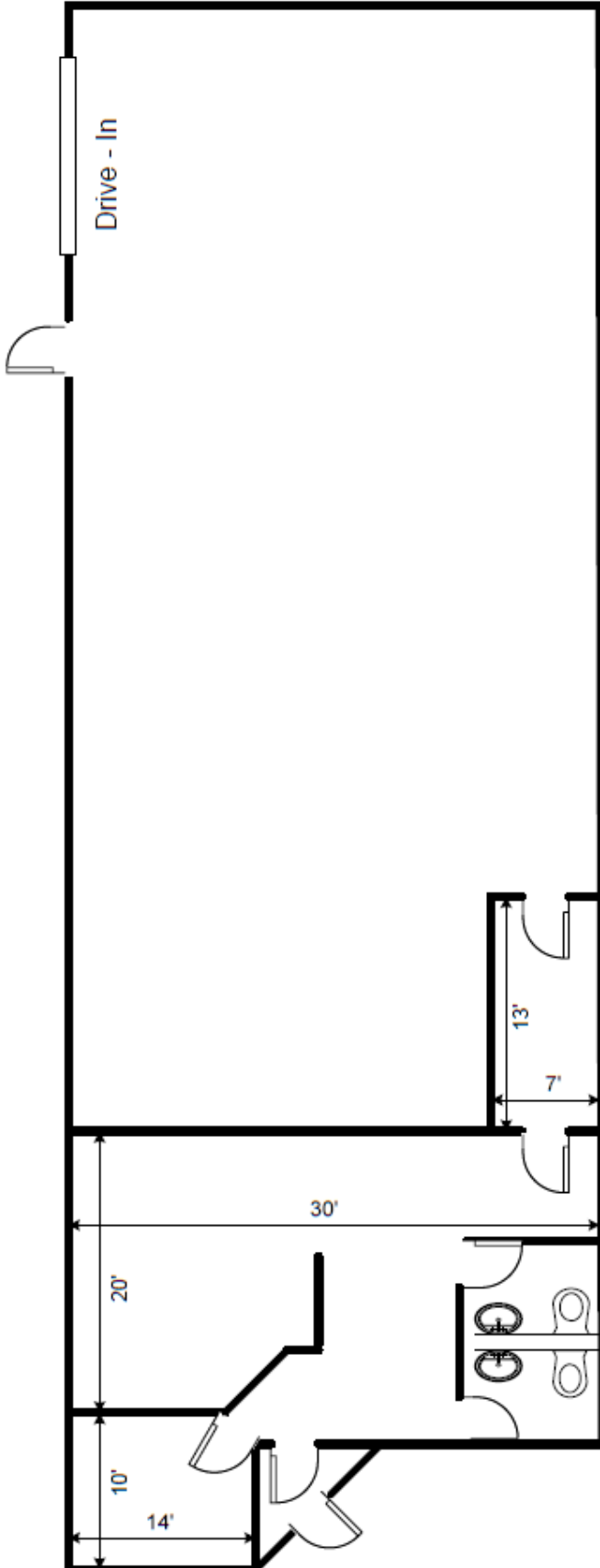
JUNE 1ST OCCUPANCY

2,570 SF INDUSTRIAL UNIT

- (1) DRIVE-IN
- 16' CLEAR
- 200 AMPS
- 34% FINISH
- SPRINKLERED
- AC IN OFFICES
- (2) BATHROOMS
- GAS HEAT IN WAREHOUSE
- LED LIGHTING THROUGHOUT
- PERFECT FOR LIGHT MANUFACTURING, STORAGE OR SERVICE RELATED USE

PROPERTY INFORMATION

- 1.1 MILES SOUTH OF I-495 AT EXIT 57
- CENTRALIZED LOCATION FOR SIMPLIFIED COMMUTING AND FREIGHT LOGISTICS
- MULTI TENANT INDUSTRIAL BUILDING



DANA GUCCIARDO
DANA@BRENTMAKO.COM
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BRENTMAKO
REAL ESTATE GROUP