



4,356 SF AVAILABLE



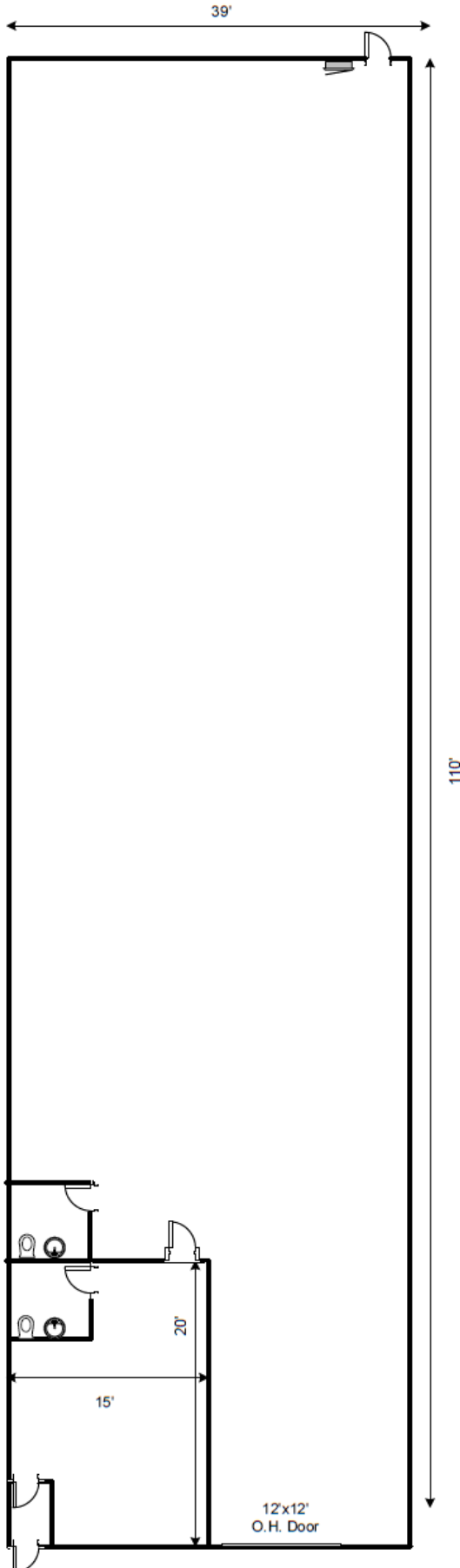
**162 EXPRESS DRIVE SOUTH
BRENTWOOD, NY 11717**

**(1) DRIVE-IN DOOR
16' CLEAR
200 AMPS
15% FINISH**

FEBRUARY 1ST OCCUPANCY

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

162 Express Drive South, Brentwood, NY



FEBRUARY 1ST OCCUPANCY

4,000 SF INDUSTRIAL UNIT

- (1) DRIVE-IN
- (2) BATHROOMS
- 16' CLEAR
- 200 AMPS
- 15% FINISH
- AC IN OFFICE
- GAS HEAT IN WAREHOUSE
- LED LIGHTING THROUGHOUT
- PERFECT FOR LIGHT MANUFACTURING, STORAGE OR SERVICE RELATED USE

PROPERTY INFORMATION

- LOCATED ON THE SOUTH SERVICE ROAD OF THE I-495 AT EXIT 52
- .5 MILES WEST OF THE OF THE SAGTIKOS PARKWAY
- CENTRALIZED LOCATION FOR SIMPLIFIED COMMUTING AND FREIGHT LOGISTICS
- MULTITENANT INDUSTRIAL BUILDING



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