

346 SUNRISE HIGHWAY,  
WEST BABYLON, NY



**Available For Lease**  
**7,032 sq ft (divisible)**



Up to 7032 sq. ft within freestanding building on Sunrise Highway

- Well maintained, freestanding building with up to 7,032 sq. ft of available space for a single user or multiple tenants. Wide range of uses considered.
- **Prominent Location:** A strategic location situated on the highly visible Sunrise Highway, and the intersection of Route 109, this commercial building offers outstanding exposure and accessibility to passing traffic (76,000+ VPD), making it ideal for businesses seeking maximum visibility. Prominent signage possible.
- **Versatile Space:** Boasting 7,032 sq. ft. of versatile space, this commercial building is suitable for a wide range of businesses and industries. Whether you're looking for retail space, office suites, or a combination of both, this property can accommodate your needs. Build to Suit options are available.
- Rent: \$22.00 per sq. ft; plus utilities

Don't miss out on the chance to elevate your business with this exceptional commercial space. Schedule a tour today and experience the possibilities that await at 346 Sunrise Highway!



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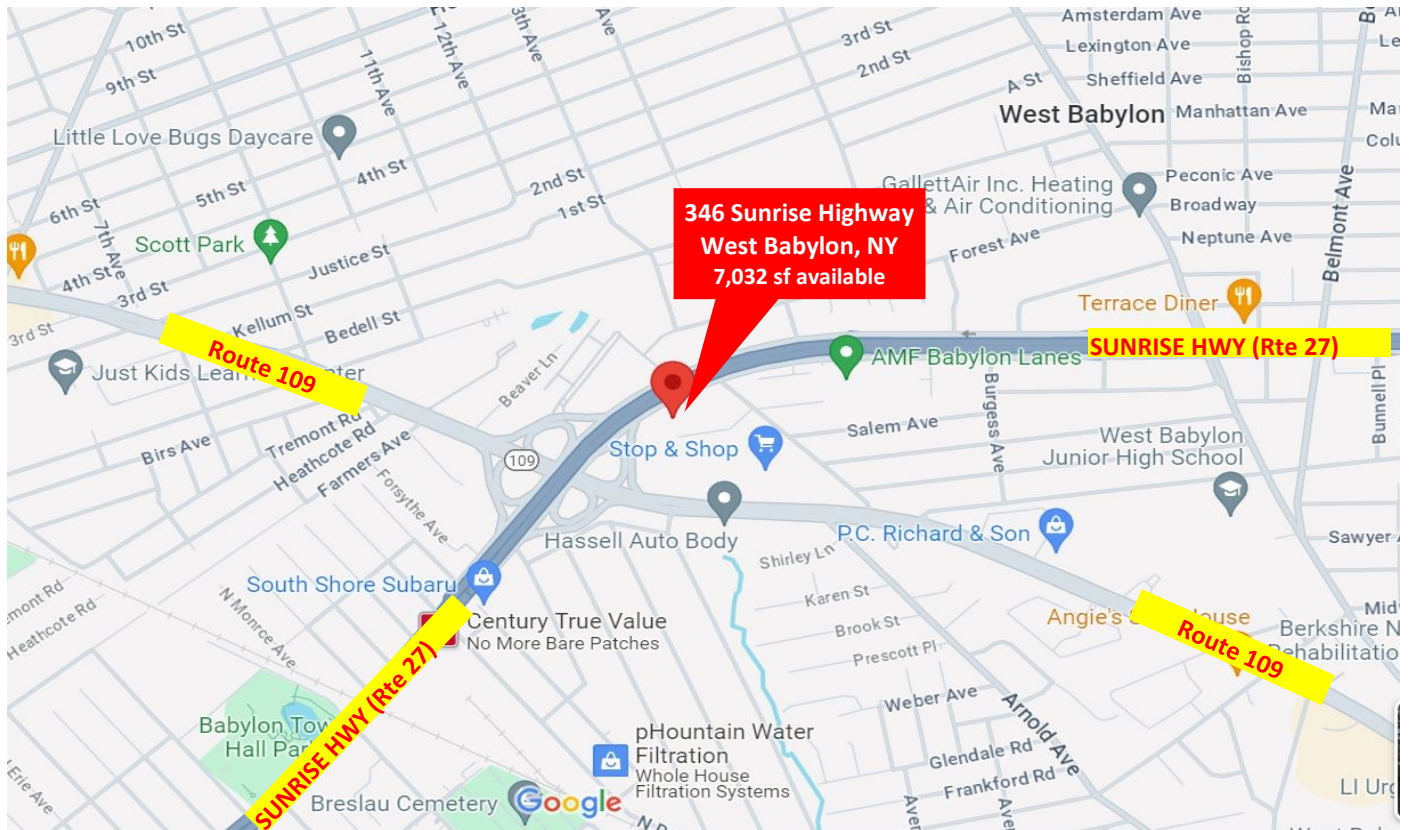
SALES ❖ TENANT REPRESENTATION ❖ LEASING

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