

ASKING RENT

FOR LEASE

\$30.00 / SF / YR



150 W Sunrise Hwy

LINDENHURST, NY 11757 | RETAIL | HIGHWAY FRONTAGE

AVAILABLE

5,120

SF

ASKING RENT

\$30.00

/ SF / YR

LEASE TYPE

Modified Gross



PRESENTED BY

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PROPERTY OVERVIEW

150 W Sunrise Hwy · Lindenhurst, NY

\$30.00 / SF / YR



INTERIOR · OPEN FLOOR PLATE

PROPERTY DETAILS

Available SF	5,120 SF
Building Type	Retail
Lease Rate	\$30.00 / SF / YR all in
Lease Type	Modified Gross
CAM + Taxes	Base Rent \$22.00 + \$8.00 CAM / Taxes
Annual Rent	\$153,600
Monthly Rent	\$12,800
Floor Plate	Open / Columns
Frontage	W. Sunrise Hwy
Parking	On-Site Lot

PROPERTY HIGHLIGHTS

01

HIGHWAY FRONTAGE

The building fronts West Sunrise Highway with storefront glazing and building mounted signage facing the roadway. continuous highway exposure.

02

OPEN FLOOR PLATE

5,120 SF of contiguous retail, largely column-supported and open, with drop ceiling and lighting in place. Suits showroom or build-to-suit.

03

GROSS LEASE

\$30.00 per SF per year with CAM and taxes included. about \$12,800 a month, all in. One number covers occupancy cost for the tenant.

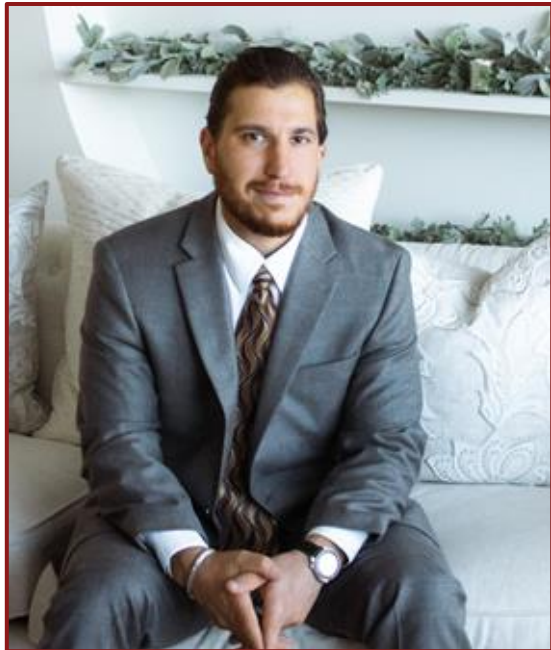
THE OPPORTUNITY

5,120 SF of retail space fronting West Sunrise Highway in Lindenhurst, offered at \$30.00 per square foot per year on a gross lease — CAM and taxes included, roughly \$12,800 a month all in. Open, column-supported floor plate with drop ceiling and lighting already in place. Suited to retail or service users that need highway visibility and a single, predictable occupancy number.

SCHEDULE A TOUR · (631) 406-6801 · RPINO@RRCRG.COM

ABOUT THE BROKER

R & R Commercial Realty Group



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At R & R Commercial Realty Group, we focus on creating real value for property owners. We work hands-on with every client, combining market knowledge, aggressive marketing, and disciplined execution to maximize pricing and certainty of close.

— RICHARD PINO, FOUNDER

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