

For Lease ~ Industrial Building

75 Austin Blvd

Commack, NY 11725



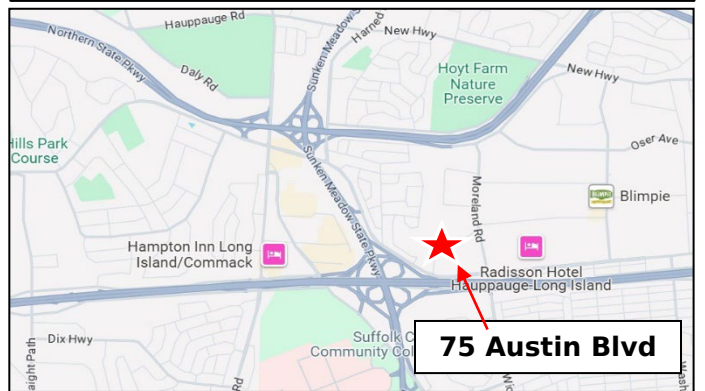
EXCLUSIVE REPRESENTATION



LOWEST-PRICED BUILDING AROUND !!!

- Building Size:** 50,000 square feet on 2.7 acres
- Offices:** ± 4,000 square feet
- Warehouse:** ± 46,000 square feet / clean, wide-open configuration
- Height:** 17'/16' clear heights
- Loading:** 5 docks w/ levelers / 1 drive-in door
- Power:** Heavy power / 1200+ amps
- Notes:**
- *Several building improvements completed / underway
 - New Roof
 - New perimeter warehouse windows throughout
 - New loading doors & dock levelers throughout
 - New Cambridge heating system
 - *Gas heated / fully sprinklered / parking for ± 90 cars

- Occupancy:** April 1ST, 2025
- Lease Price:** \$12.00 per square foot net, net, net
- Taxes:** \$2.00 per square foot



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