

**AVISON  
YOUNG**

## **Industrial sublease**

11-13 W Stepar Place  
Huntington Station, NY 11746



**20,000 sf**  
**prime industrial**  
**building for**  
**sublease**

### **Get more information**

#### **Frank X. Pagano**

Senior Director

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#### **Cole Gartmayer**

Associate

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## Building Information:

<b>Building Size</b>	20,000 sf
<b>Available Space</b>	20,000 sf
<b>Office Space</b>	±2,500 sf
<b>Occupancy</b>	May 1, 2025
<b>Loading</b>	1 dock, 2 drive-ins
<b>Ceiling Height</b>	22' clear
<b>Heat</b>	Gas
<b>Sprinklers</b>	Pre-action & wet system
<b>Fire Suppression</b>	Yes
<b>Sublease Term</b>	June 30, 2028
<b>Sublease Rate</b>	Upon request



Single-story industrial building with corner exposure



Ideal for technology firms, automotive & light manufacturing



Well-located near the Long Island Expressway & Northern State Parkway



Heating and air conditioning throughout the building



Excellent parking

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Avison Young Long Island | 58 S. Service Road, Suite 110 | Melville, NY 11747 | 516 962 5400

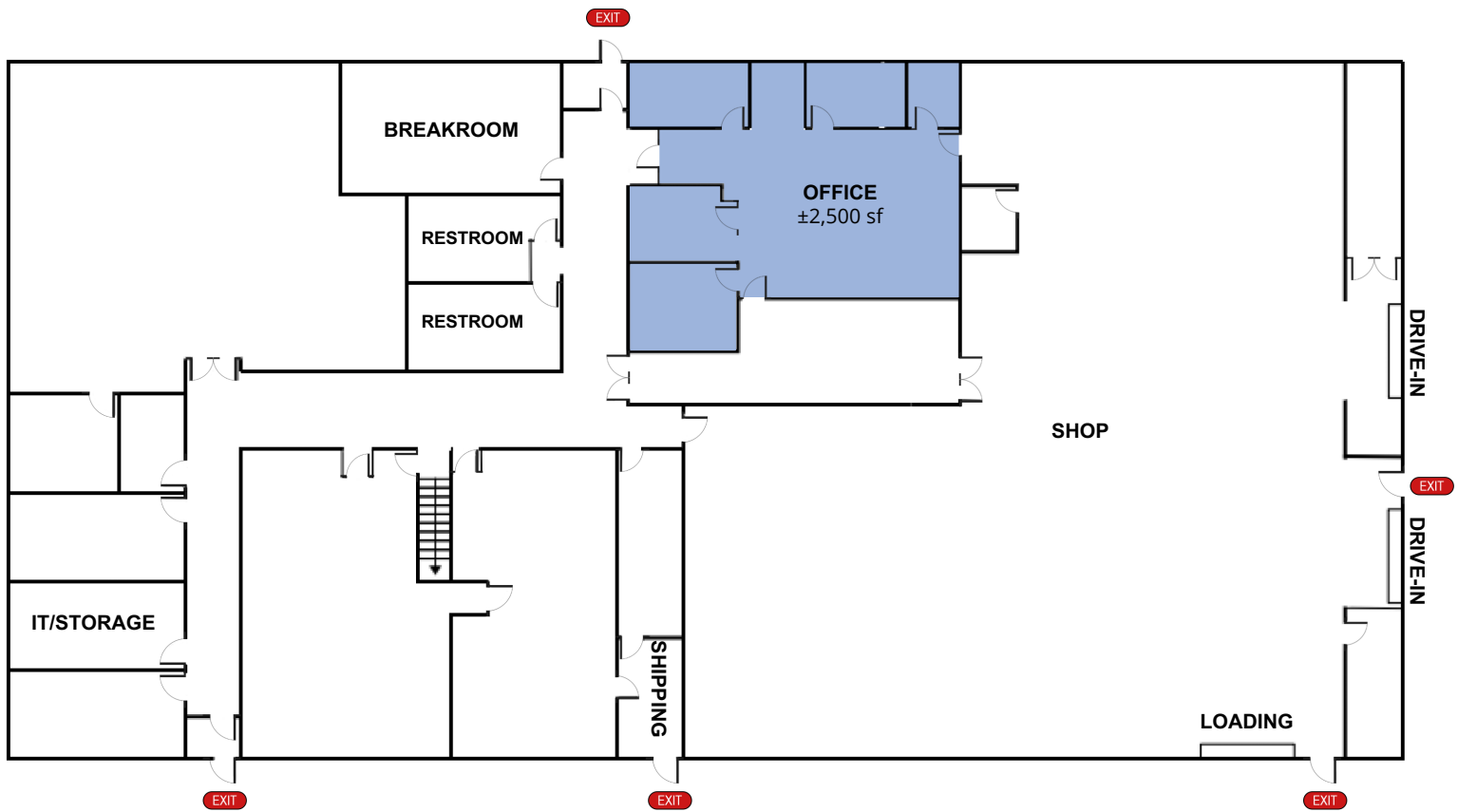
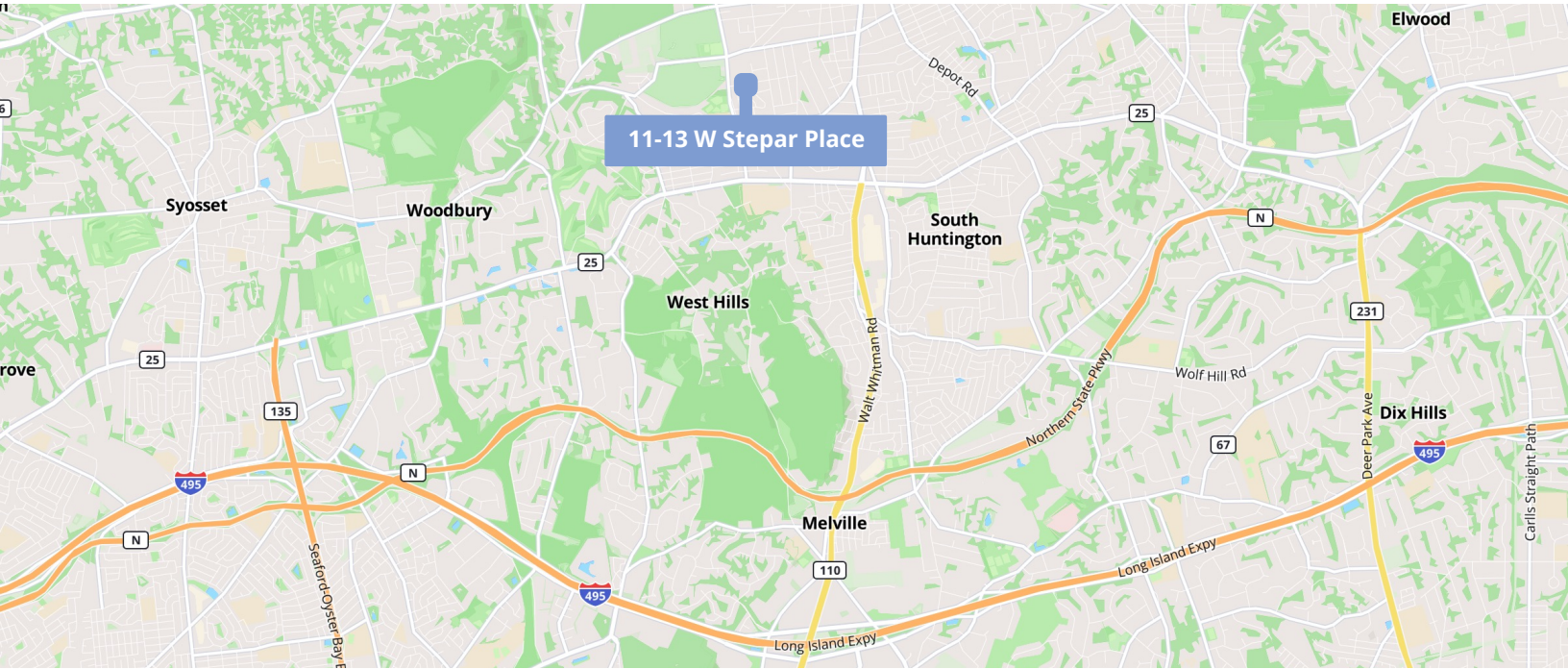
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