

## 4 Commercial Ave., Garden City NY



### Specifications:

Building Size:	±12,206/sf
Lot Size:	.52 acres
Office space:	±2,000/SF (2 story)
Loading:	2 docks & 2 drive-ins
Height:	±20' clear ceiling height
Power:	400 amps
A/C:	Offices Only
Heat:	Gas
Parking:	25+ street
Zoning:	C-S (Warehouse)
1 <sup>st</sup> Floor:	±11,150/sf
2 <sup>nd</sup> floor:	±1,057/sf

### Pricing and timing:

Lease price:	\$19.00/SF Net
Taxes:	\$30,996.48 (\$2.54/SF)
CAM	\$0.40/SF + direct
Insurance	\$1.00
Occupancy:	±4/1/2025

- Free standing, clear span building
- Fenced yard
- L.I. Expwy exit 39
- Two 16' wide x 14' high Drive-in doors
- Dock has electric operated leveler
- Firestone TPO roof warrantied thru 2035
- 1 year old pallet racking for sale  
705 pallet positions (2,005 lbs./position)

**Contact Philip Shwom, licensed real estate broker**

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