

## ±25,000 SF Industrial For Lease

# 240 Marcus Blvd, Deer Park, NY 11729



### **Specifications:**

Building Size:  $\pm$  25, 000/sf Lot Size:  $\pm$  1.69 acres Office: Minimal

Flex space:  $\pm 4,500$  sf semi-finished

Ceiling height: ± 14' Under Steel
Loading: 3 docks (1 with leveler)

Power: ± 1,200 amps @ 120 voltage

± 800 amps @ 277 voltage

A/C: Partial (15 tons & 12.5 tons)

Heat: Gas
Turn Rad: 125'
Sprinklers: Yes
Parking: Ample

## **Features & Highlights:**

- Heavy power
- 4,500/ sf windowed & air conditioned flex/office space
- LED lighting
- Excellent trailer swing room
- 28.5 tons of air conditioning incl. new 12.5 ton unit
- Located near Tanger Deer Park Outlets and Commack Rd. restaurants and retail

### **Pricing & timing:**

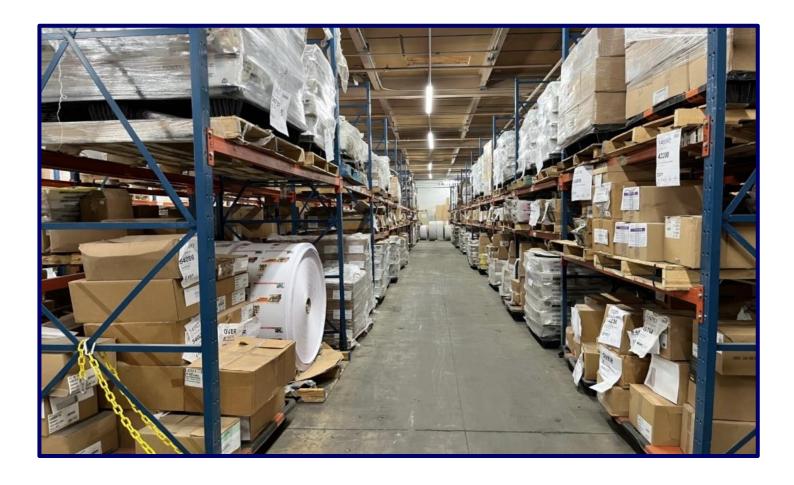
Occupancy: Immediately Lease Price: \$13.50/sf Net

24'/245 Taxes: \$2.43/sf (\$60,797.66) Insurance: \$14,560 (\$.58/sf)





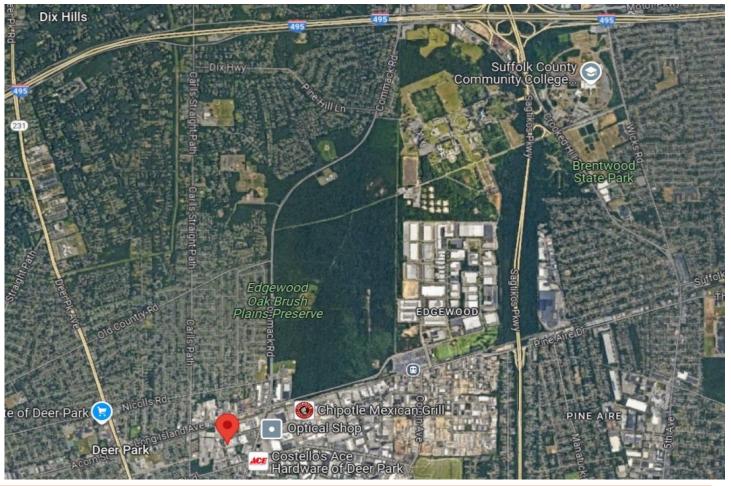




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