

**±25,000 SF Industrial For Lease**  
**240 Marcus Blvd, Deer Park, NY 11729**



**Specifications:**

Building Size:	± 25, 000/sf
Lot Size:	± 1.69 acres
Office:	Minimal
Flex space:	± 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:	\$12.50/sf Net
24'/245 Taxes:	\$2.43/sf (\$60,797.66)
Insurance:	\$14,560 (\$.58/sf)

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