



**8,520 sq. ft. of Industrial/Manufacturing Space For Lease**  
**Minimum Division 4,000 sq. ft.**  
**500 Ocean Ave, East Rockaway**



**Specifications:**

**Building Size:** 30,000 sq. ft.  
**Lot Size:** 1.43 Acres  
**Office Space:** 4,000 sq. ft.  
**Ceiling Height:** 21.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 800 amps  
**A/C:** Full A/C  
**Parking:** 15

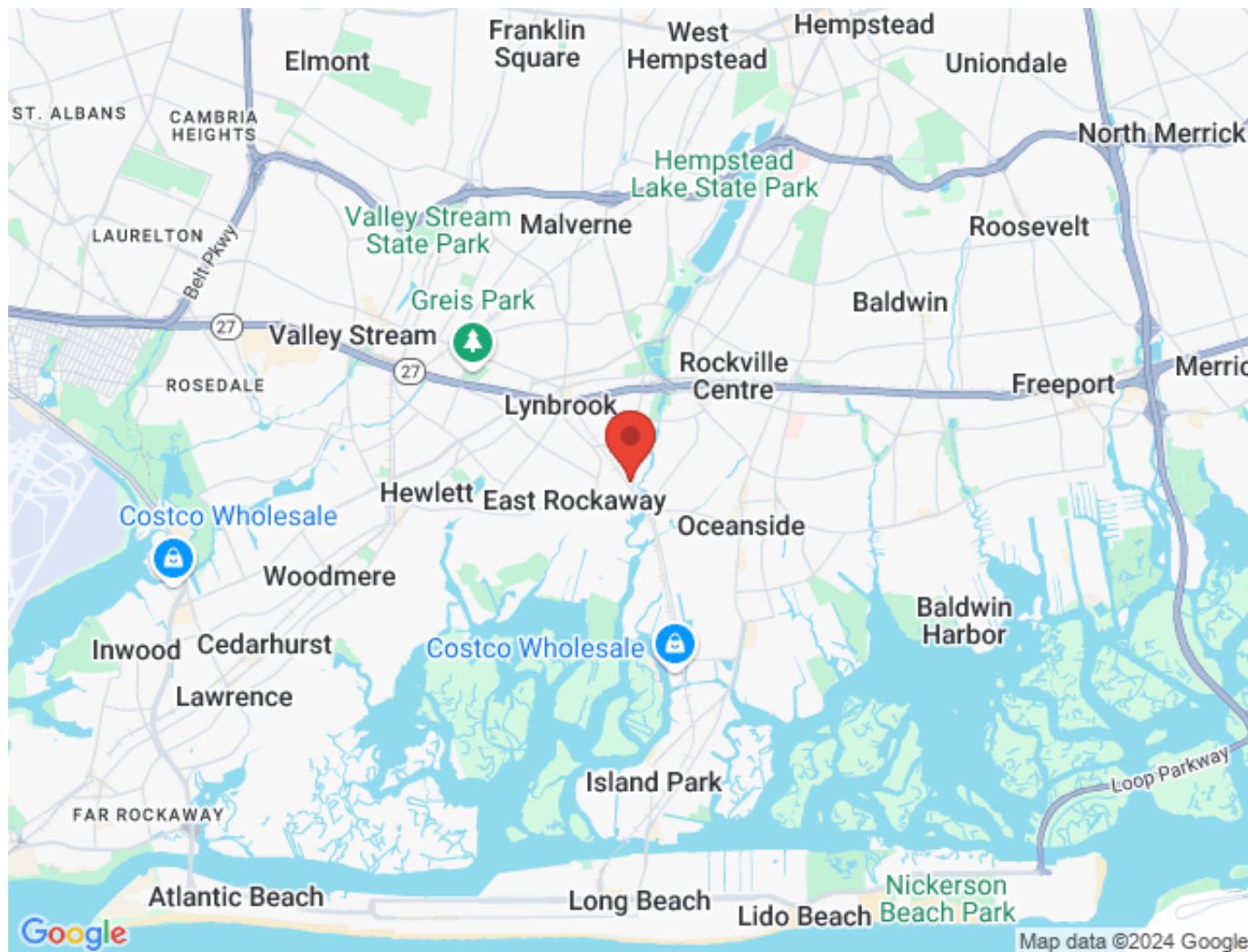
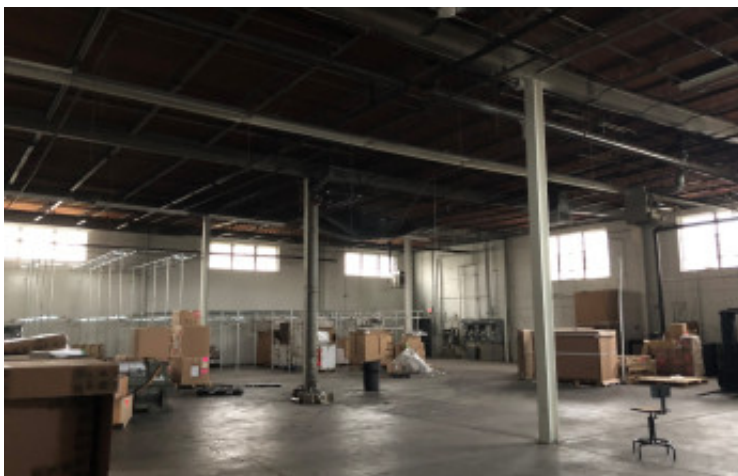
**Pricing and Timing:**

**Occupancy:** 30-60 Days  
**Lease Price:** \$20.00/sq. ft. Gross

**Suite 1 and 2 • Fully air conditioned office, showroom, and warehouse space • Short-term option available • Close to Sunrise Highway • 1st floor warehouse + office and 2nd floor office space can be leased separately**



**For more information please contact:**  
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All information is subject to errors, omissions, modification, and withdrawal. Measurements may be estimates and information shown should not be relied upon without independent verification.