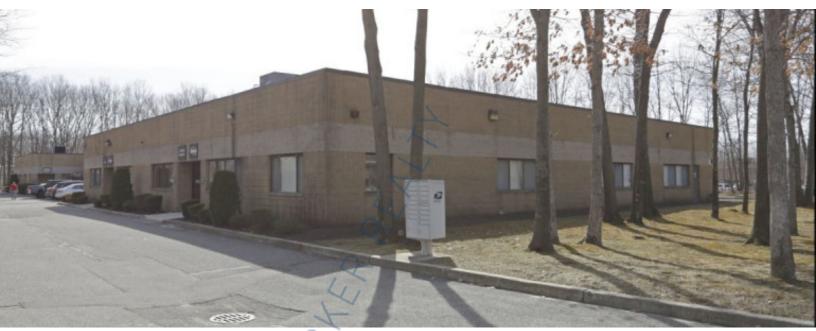


3,126 sq. ft. of Industrial Space For Lease 10 Technology Dr, Setauket



Specifications:

Building Size:35,000Lot Size:2.70 AcOffice Space:20%Ceiling Height:14.0'Loading:1 DrivePower:200 amA/C:Full A/Parking:2:1000Sewers:Yes

NS: 35,000 sq. ft. 2.70 Acres 20% 14.0' 1 Drive-in(s) 200 amps Full A/C 2:1000

Pricing and Timing: Occupancy: 12/1/2024 Lease Price: \$18.00/sq. ft. Modified gross

Suite 10-1 • High-end trophy space in multi-tenant industrial building • Fully sprinklered, fully airconditioned, multiple offices, and conference room • 10' x 10' drive-in loading door • Signage and campus-like setting • Partial build-out • Ample parking

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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. This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.

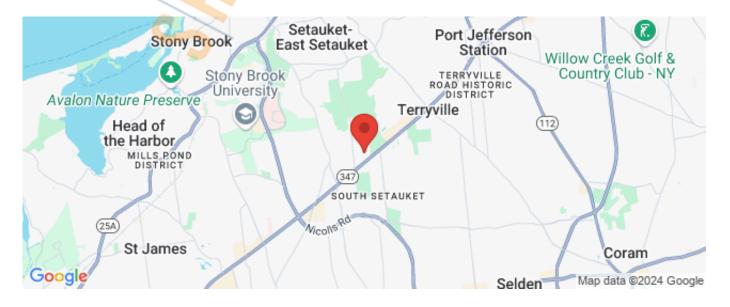
10 Technology Dr, Setauket



SCHACKER REALTY







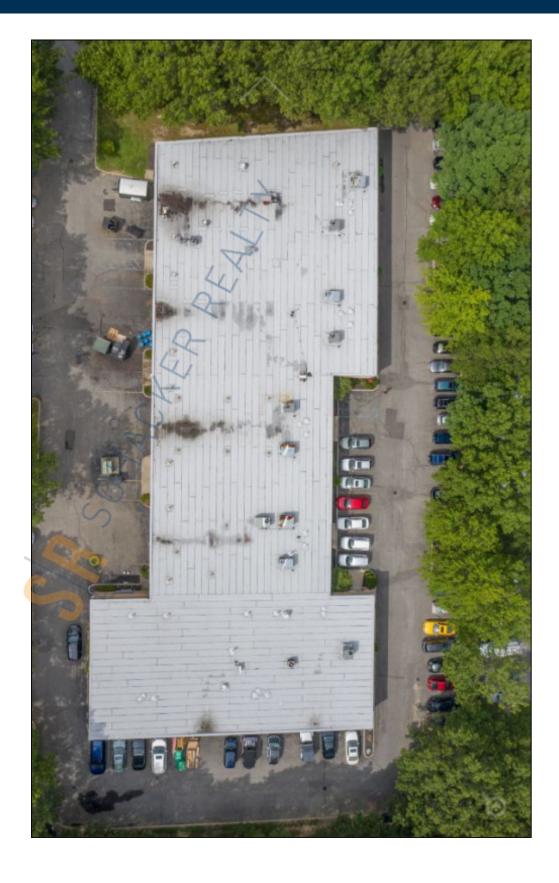
For more information please contact: Schacker Realty 631-293-3700 info@s

293-3700 info@schackerrealty.com

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. This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.

10 Technology Dr, Setauket

SCHACKER REALTY



For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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. This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.