



SCHACKER REALTY

3,126 sq. ft. of Industrial Space For Lease

10 Technology Dr, Setauket



Specifications:

Building Size: 35,000 sq. ft.
Lot Size: 2.70 Acres
Office Space: 20%
Ceiling Height: 14.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C
Parking: 2:1000
Sewers: Yes

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 air-conditioned, 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.



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