

**21,504 sq. ft. of Industrial Space For Lease**  
**22 Connor Ln, Deer Park**



**Specifications:**

**Building Size:** 21,504 sq. ft.  
**Lot Size:** 1.50 Acres  
**Office Space:** 7,000 sq. ft.  
**Ceiling Height 1:** 14.0' @ 14,504 sq. ft.  
**Ceiling Height 2:** 12.0' @ 7,000 sq. ft.  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Power:** 2,500 amps  
**Parking:** 50+

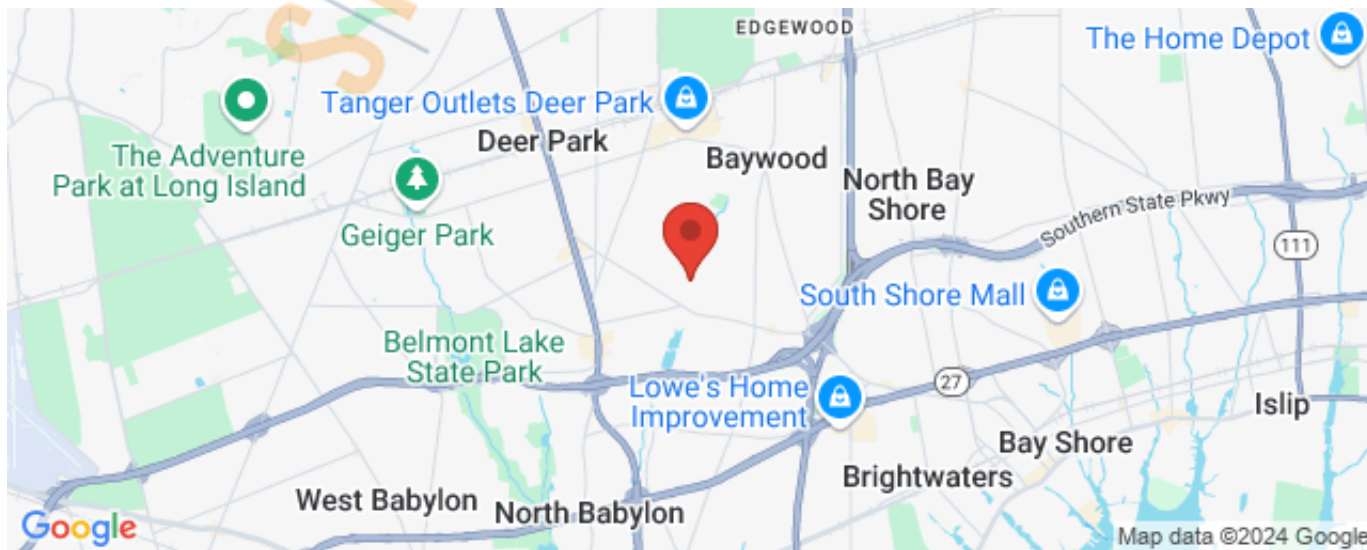
**Pricing and Timing:**

**Lease Price:** \$21.00/sq. ft. NNN  
**Taxes:** \$45,622.00  
(\$2.12/sq. ft.)

The building is built on an oversized 1.5 acres • 1 combo dock/ drive in door • Heavy power • Quiet street built on Cul-de-Sac, easy access for trucks

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto: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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