

9,200 sq. ft. of Industrial Space For Lease
1174 Rte 109, Lindenhurst



Specifications:

Building Size: 40,000 sq. ft.
Lot Size: 1.99 Acres
Office Space: 15%
Ceiling Height: 16.0'
Loading: 1 Dock(s), 1 Drive-in(s)
Power: 200 amps
Parking: 5
Sewers: Yes

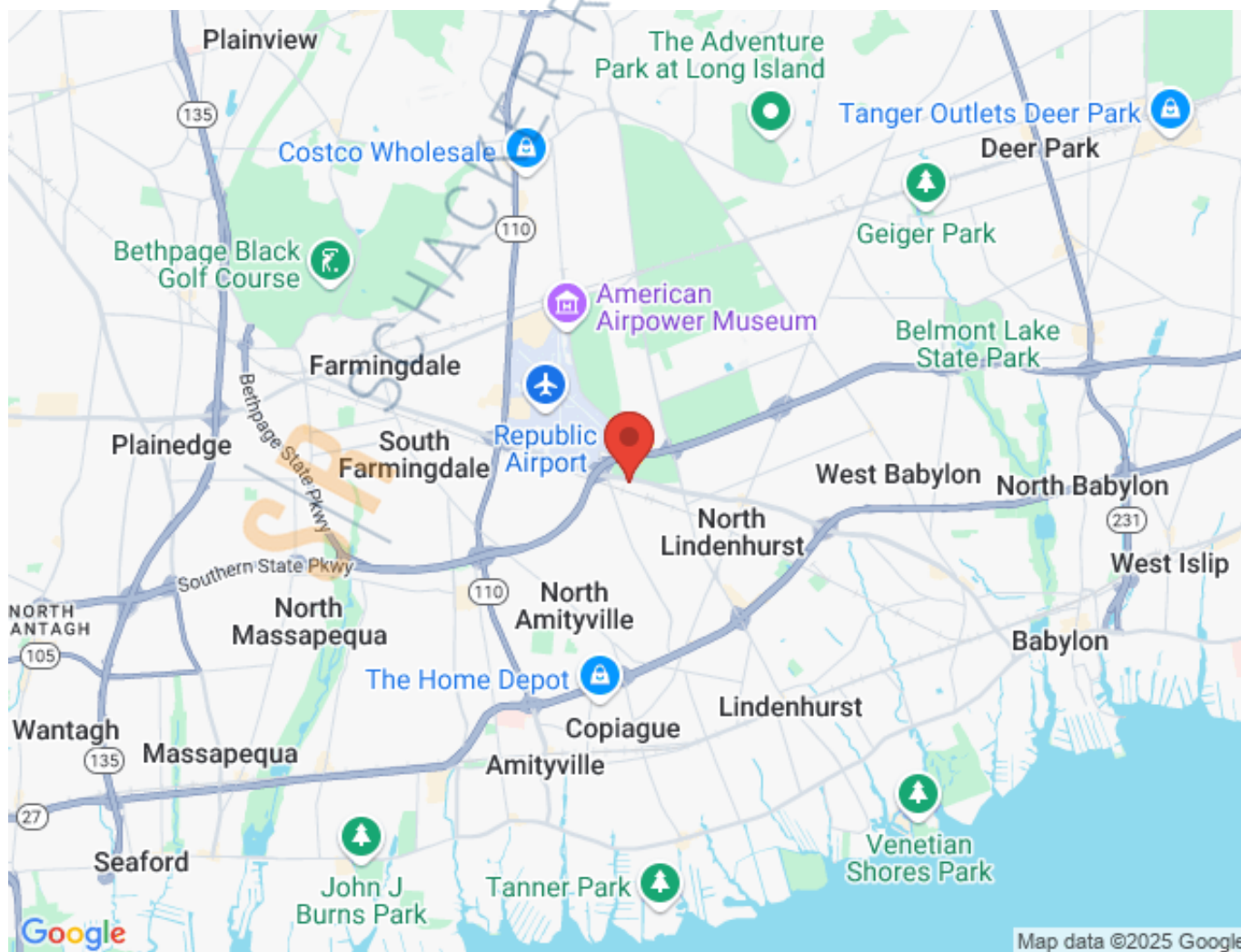
Pricing and Timing:

Occupancy: Immediately
Lease Price: \$17.50/sq. ft.
Modified gross

9,200 sf industrial space located on 1.99 acres • One 12 x 14 drive-in and one 8 x10 loading dock door • The building is located two blocks from exit 33 on Southern State Parkway

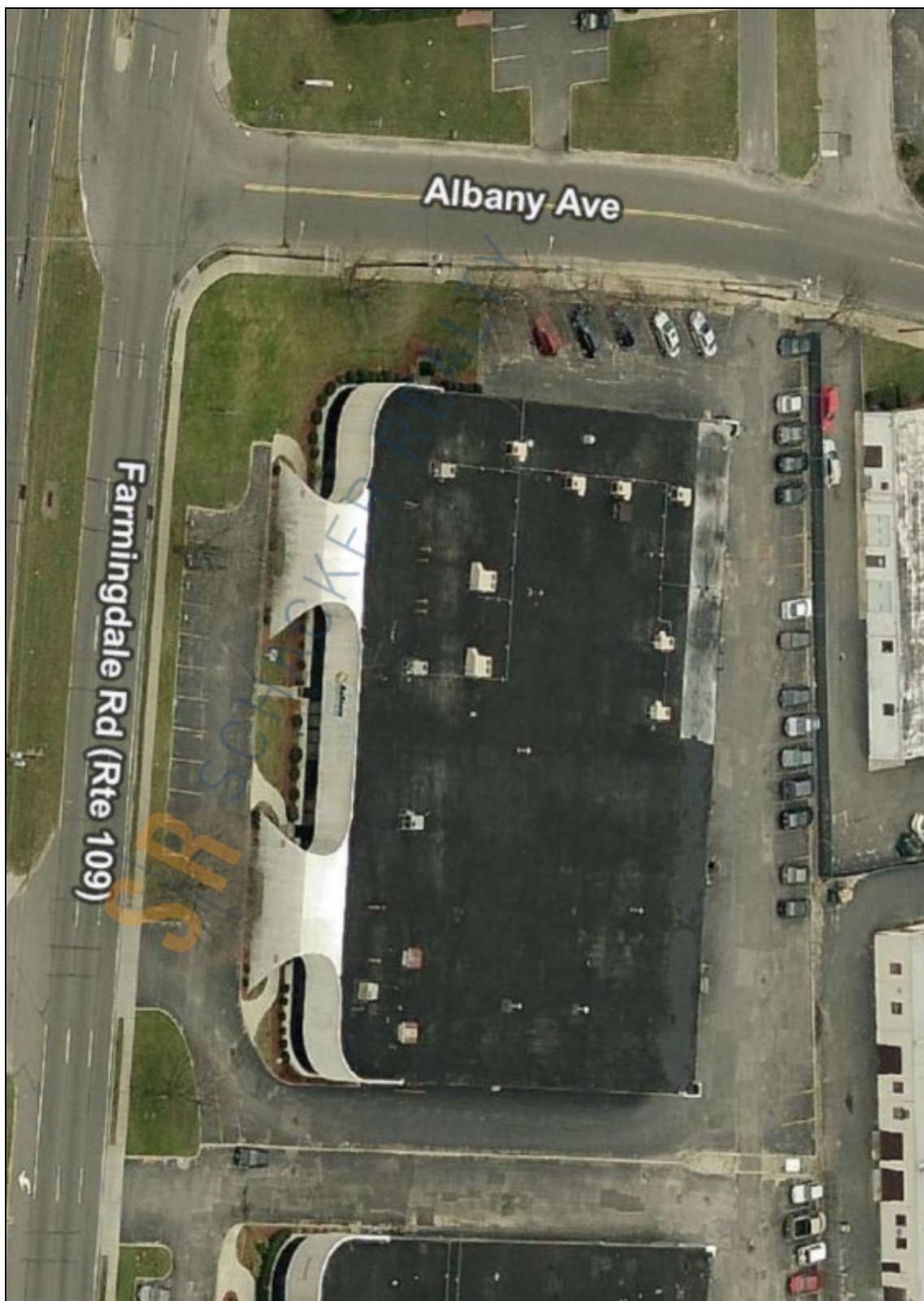
For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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.



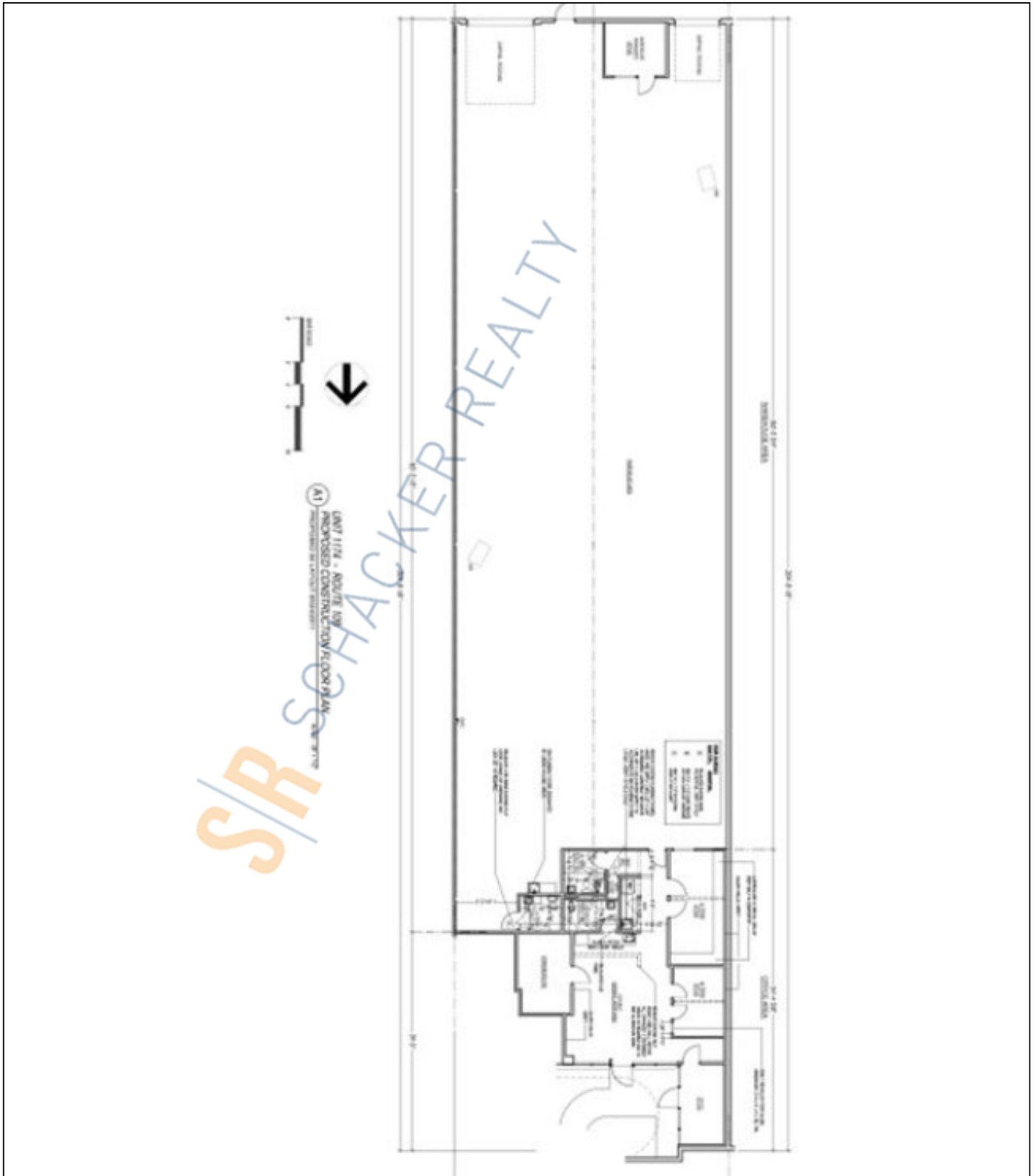
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