

**44,000 sq. ft. of Industrial/Office/R&D Space For Lease**  
**Minimum Division 8,000 sq. ft.**  
**100 Forest Dr, Greenvale**



**Specifications:**

**Building Size:** 188,000 sq. ft.  
**Lot Size:** 10.01 Acres  
**Ceiling Height 1:** 18.0' @ 8,000 sq. ft.  
**Ceiling Height 2:** 11.0' @ 36,000 sq. ft.  
**Loading:** 1 Dock(s)  
**Power:** heavy amps  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** Vacant  
**Lease Price:** Negotiable

8,000 sf warehouse space with ability to lease 2nd fl industrial/flex space • 2nd fl 36,000 sf industrial/flex space with opportunity to have bts office space (up to 50%) • Brand new heavy duty freight elevator • Ceiling heights on 2nd fl vary from 11' to 17-18' • 1 exclusive loading dock • 1st fl 5,300 sf office space

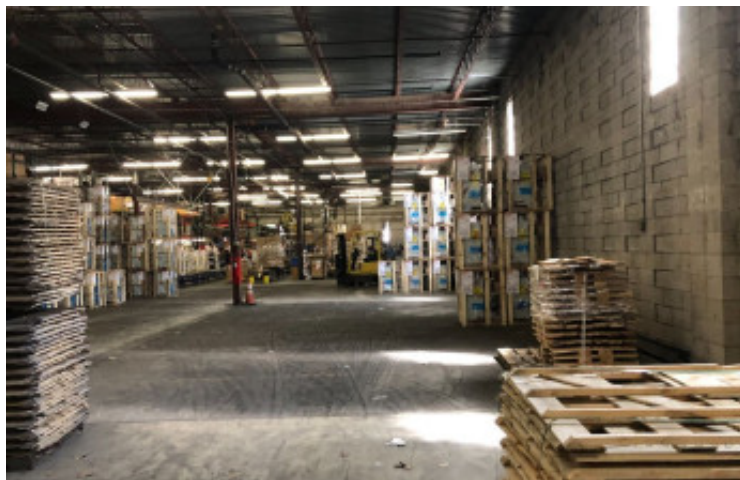
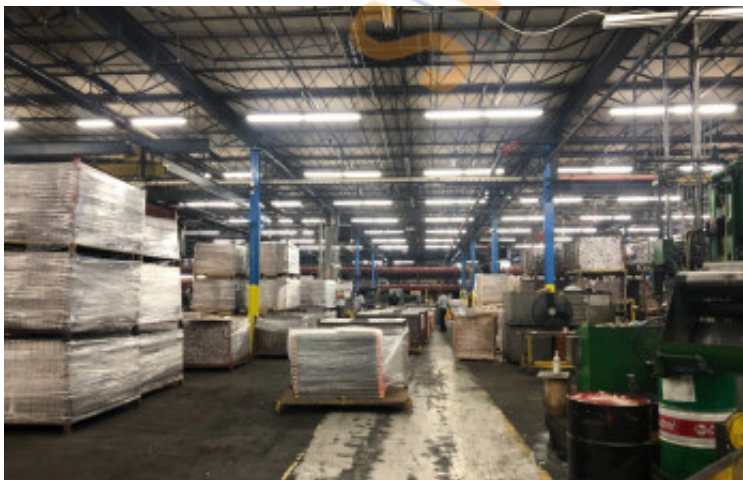
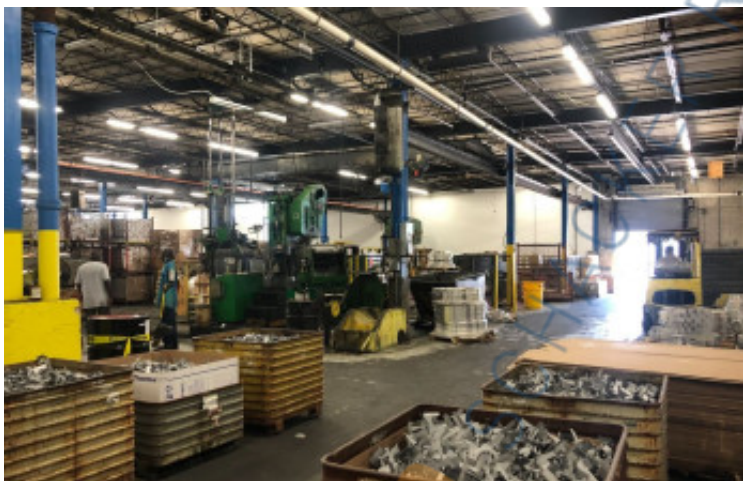
**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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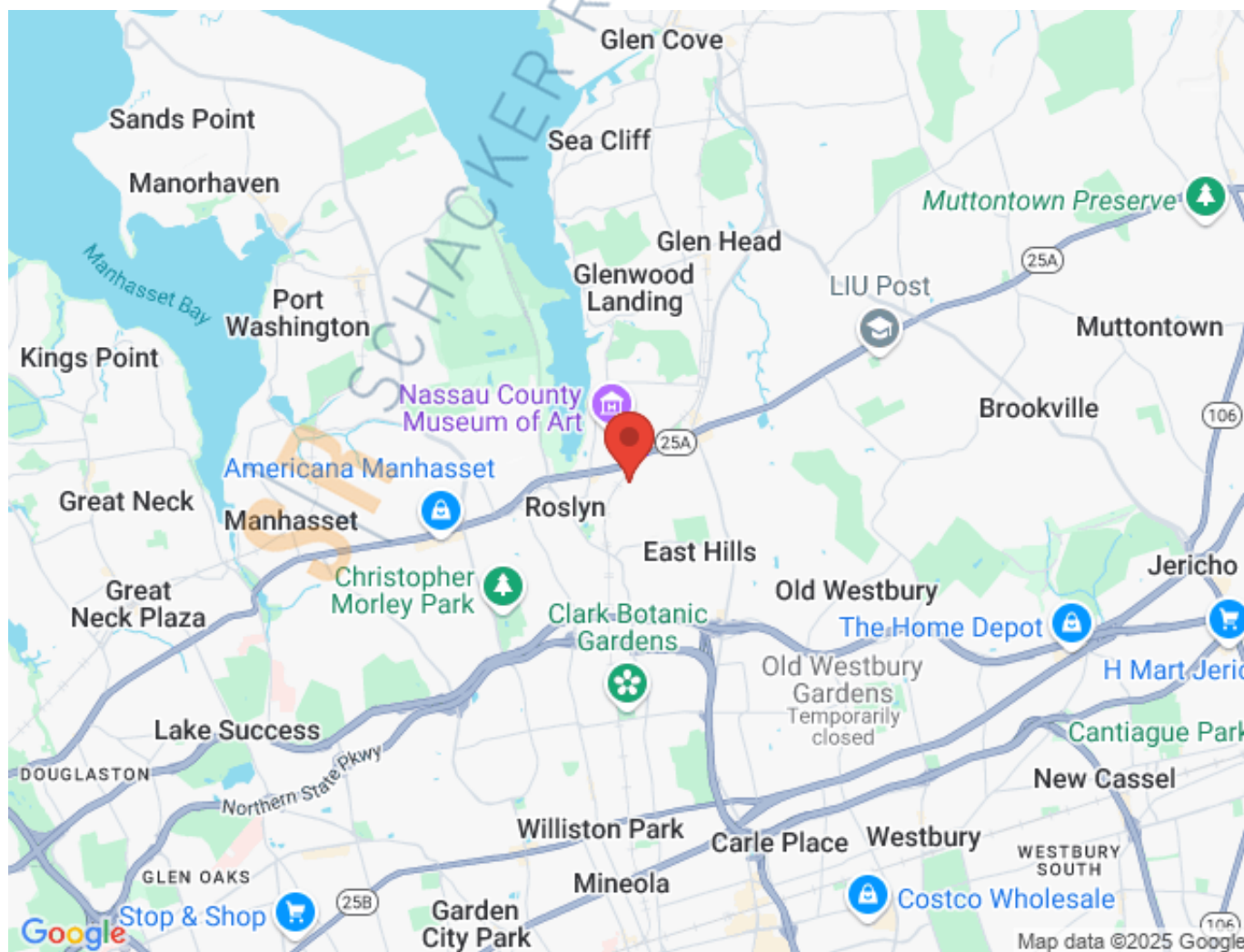
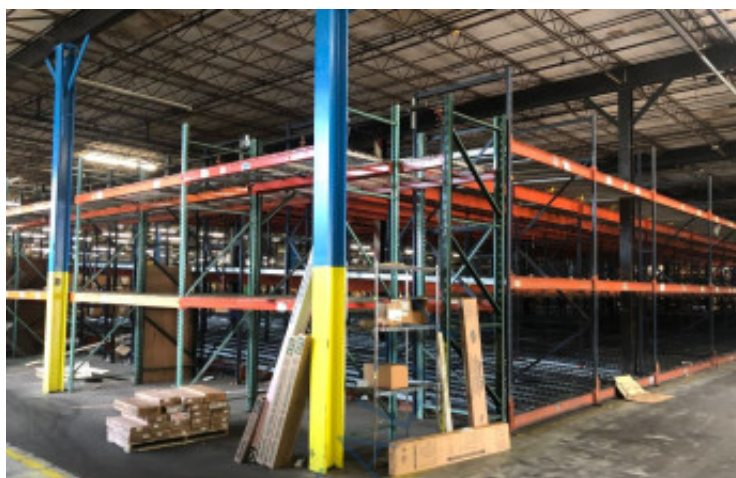
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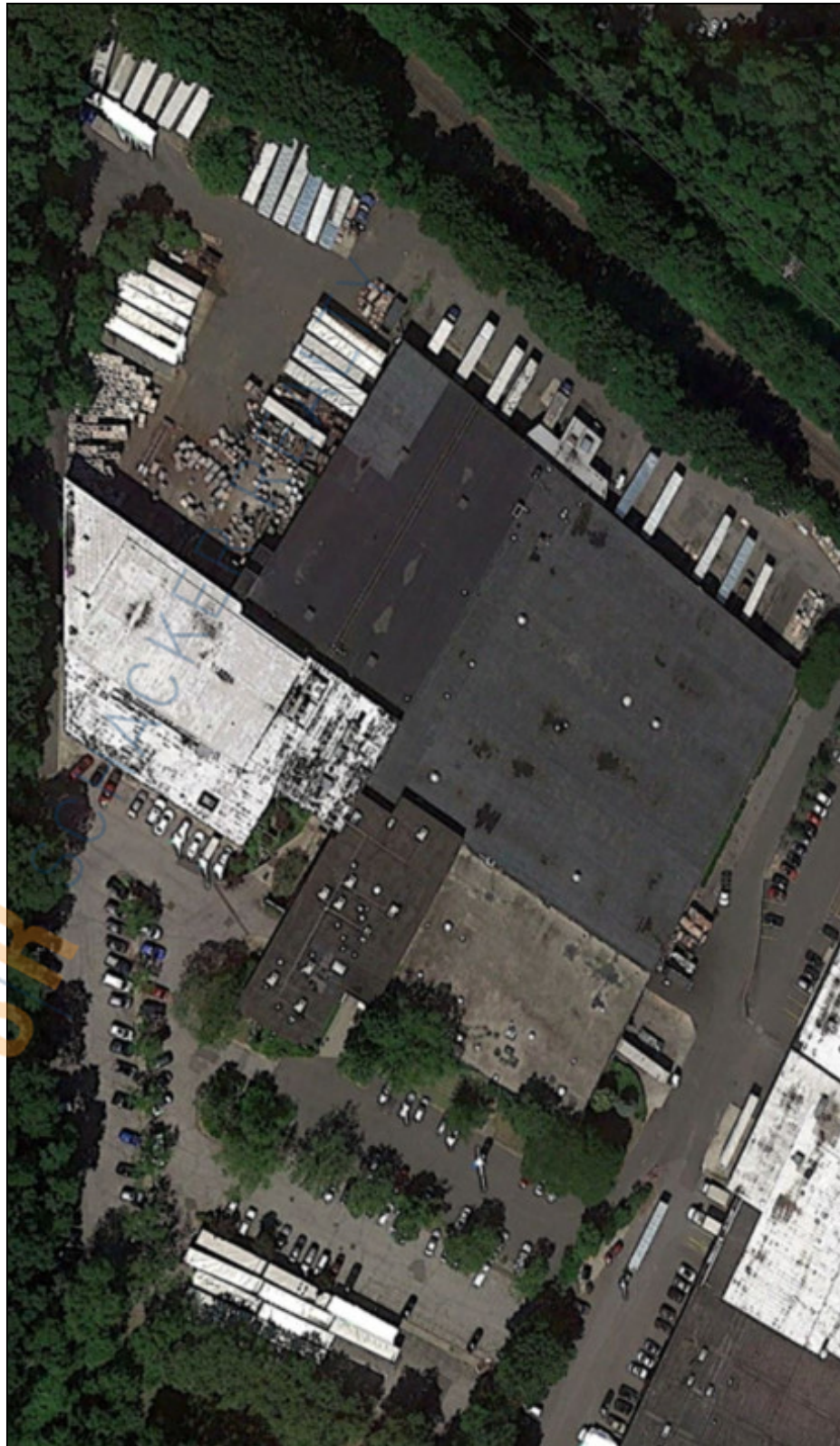
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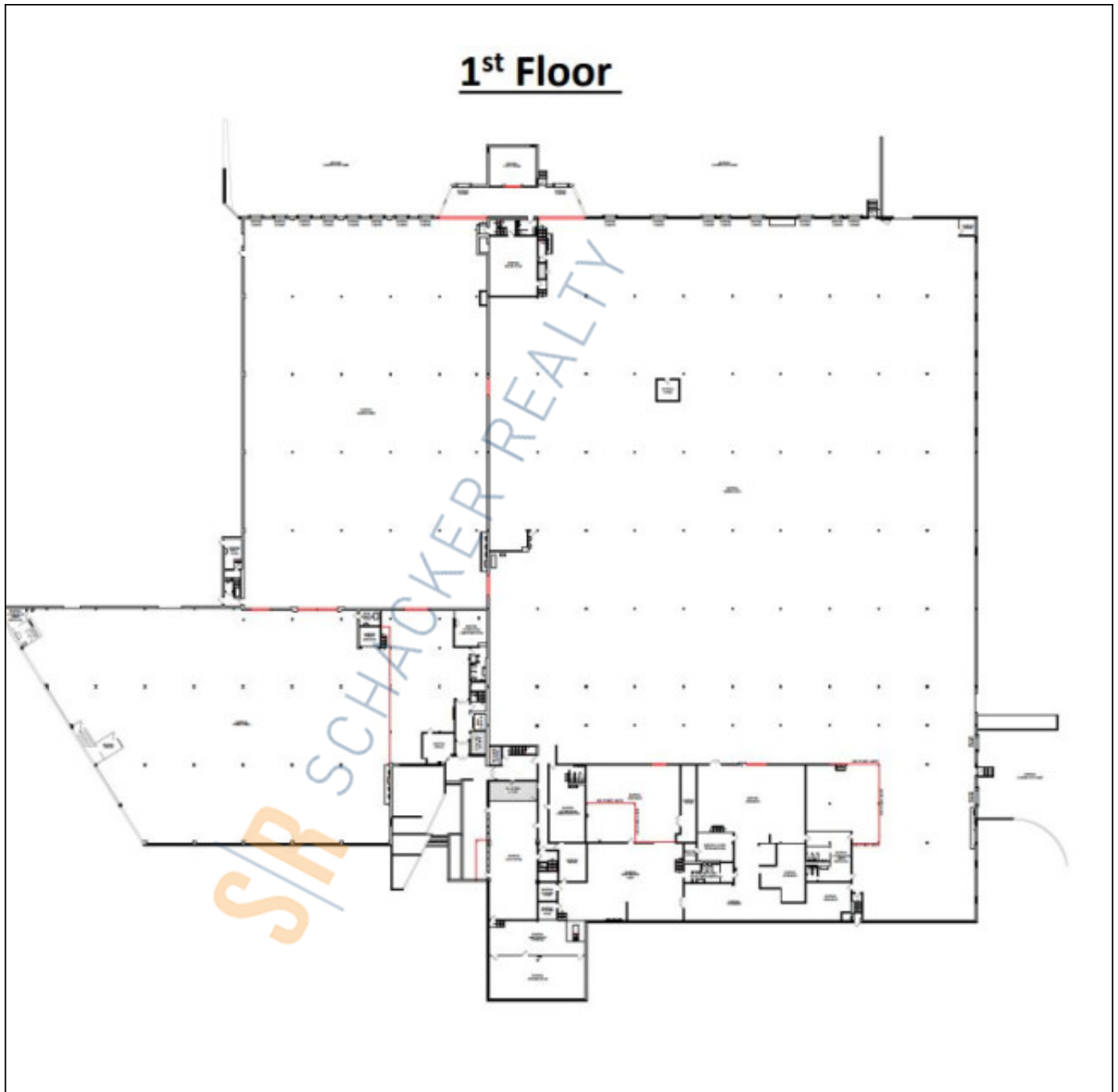


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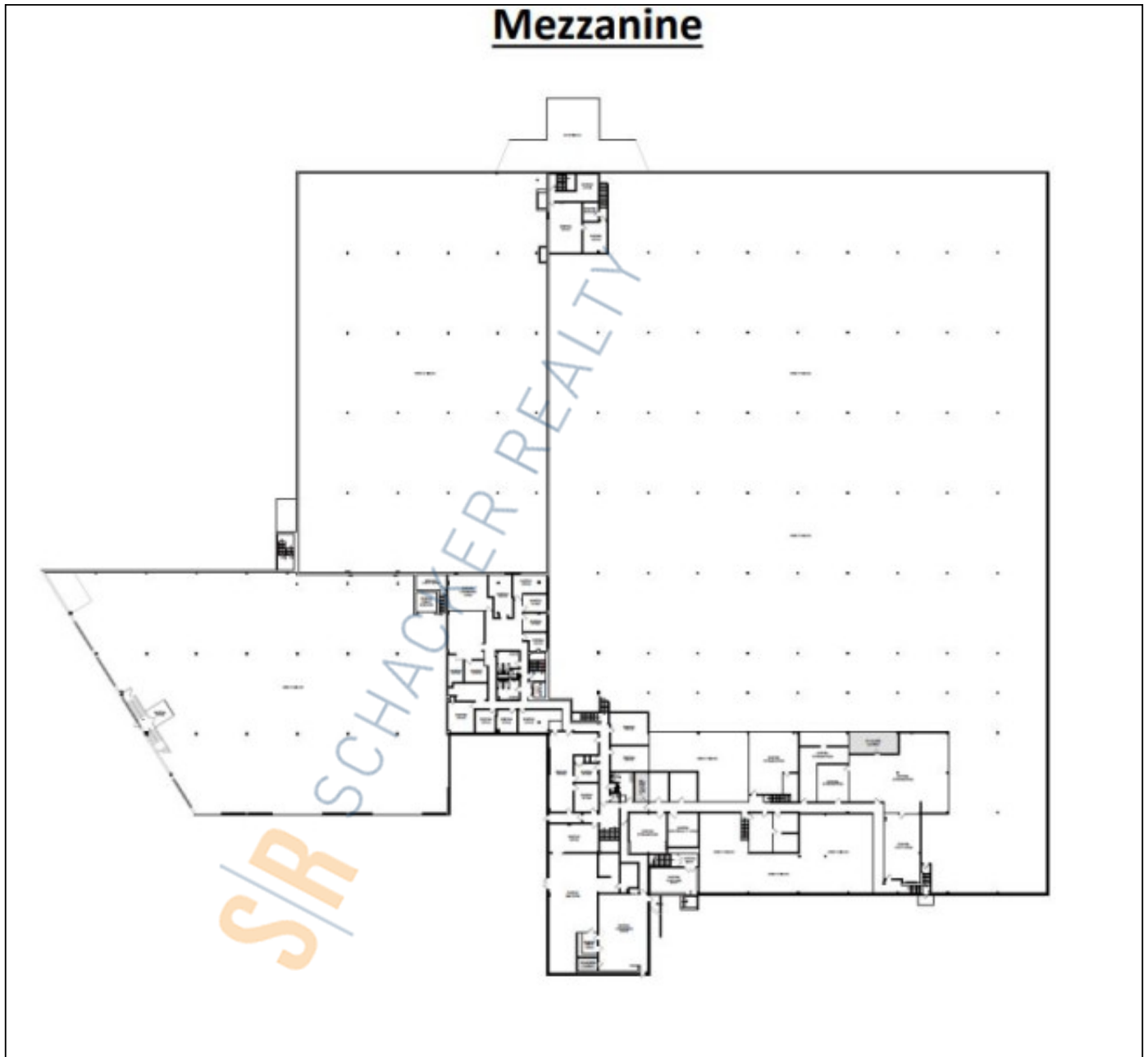


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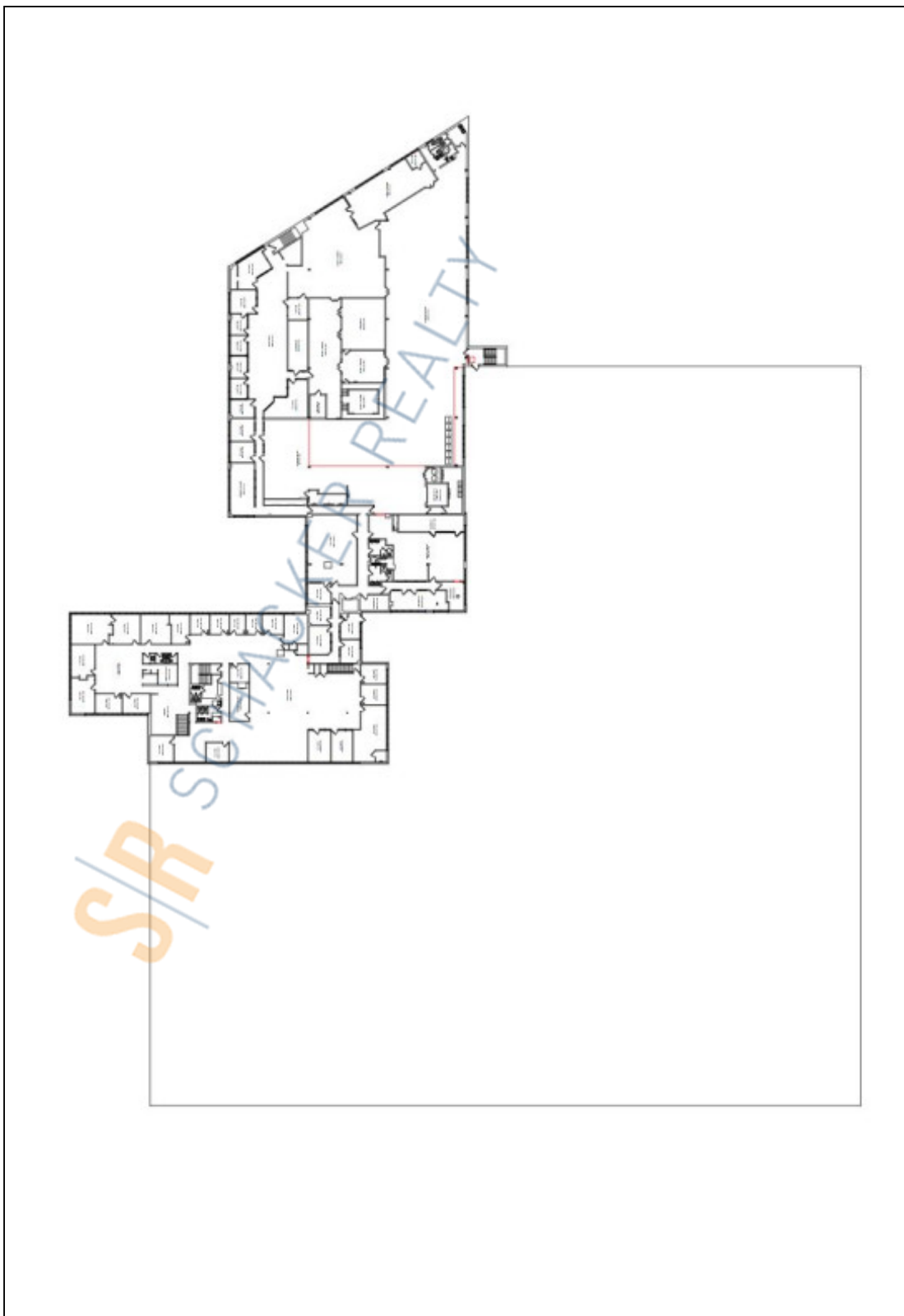
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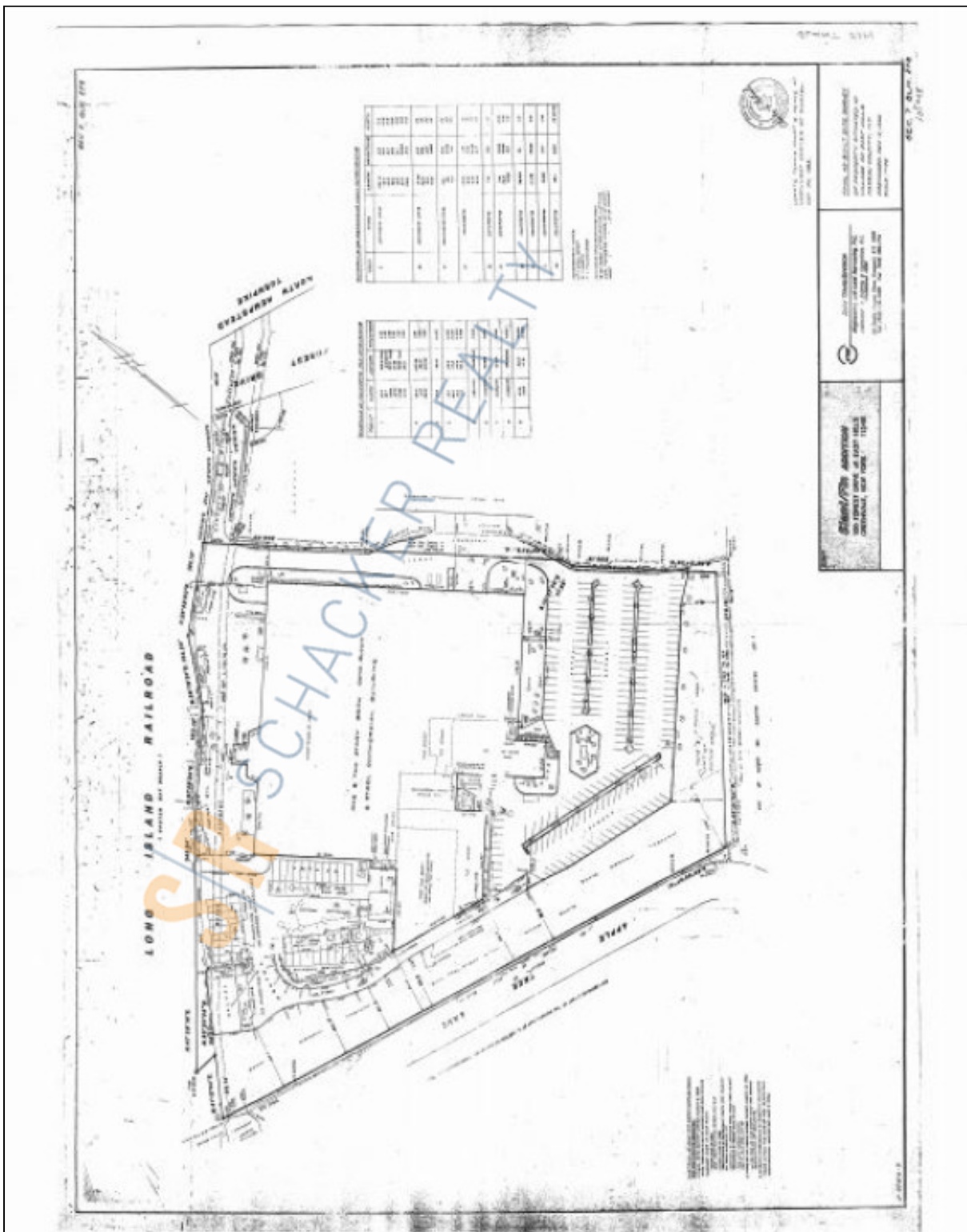


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