

**2,000 sq. ft. of Industrial Space For Lease**  
**3435 Lawson Blvd, Oceanside**



### Specifications:

Building Size:	5,700 sq. ft.
Office Space:	10%
Ceiling Height:	13.7'
Loading:	1 Drive-in(s)
Power:	200 amps
A/C:	Full A/C
Parking:	4
Sewers:	Yes

### Pricing and Timing:

Occupancy:	90-120 Days
Lease Price:	\$22.00/sq. ft. Net
Taxes:	\$25,080.00 (\$4.40/sq. ft.)

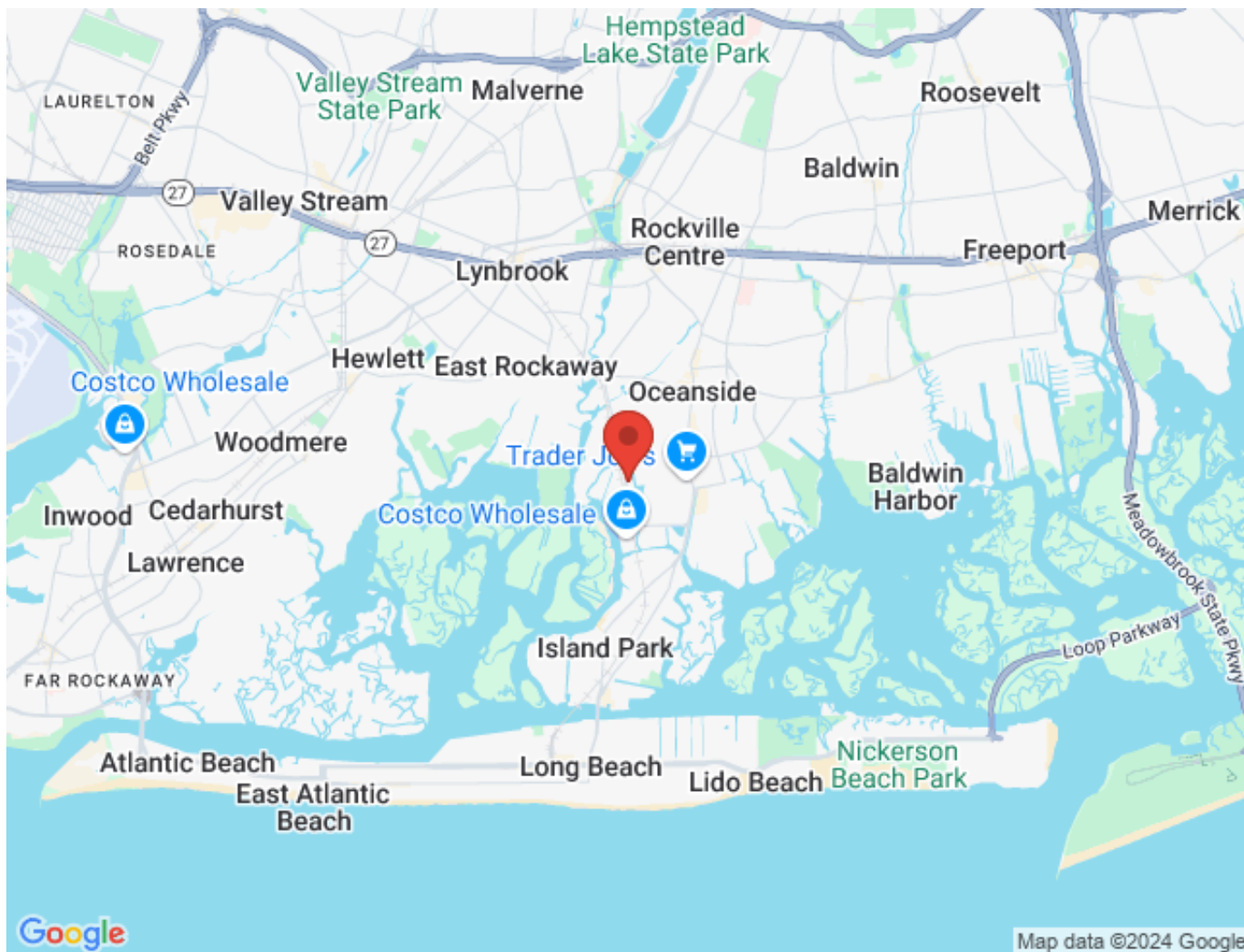
**Suite A • Conveniently located on a busy road in the heart of the Oceanside industrial area. • Fully A/C warehouse/distribution facility includes 2 private offices and bullpen. • Walking distance to LIRR. • Racking at additional cost**



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