



5,700 sq. ft. of Industrial Space For Lease
Minimum Division 2,000 sq. ft.
3435 Lawson Blvd, Oceanside



Specifications:

Building Size: 5,700 sq. ft.
Office Space: 16%
Ceiling Height: 13.7'
Loading: 1 Dock(s), 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C
Parking: 8
Sewers: Yes

Pricing and Timing:

Occupancy: 90-120 Days
Lease Price: \$21.00/sq. ft. Net
Taxes: \$25,080.00 (\$4.40/sq. ft.)

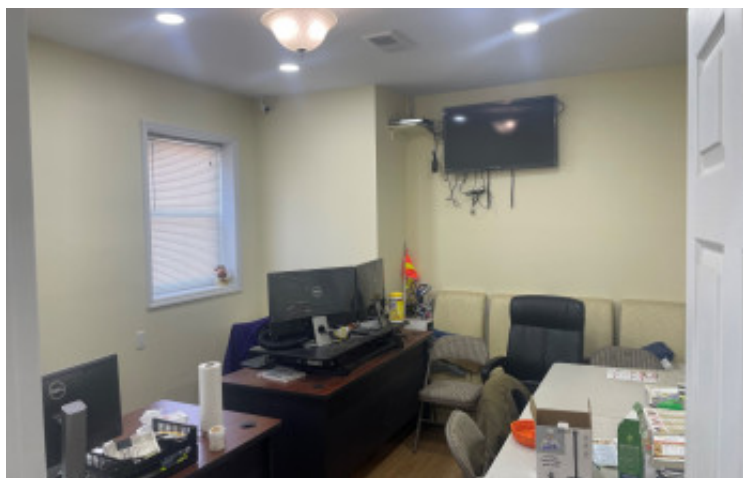
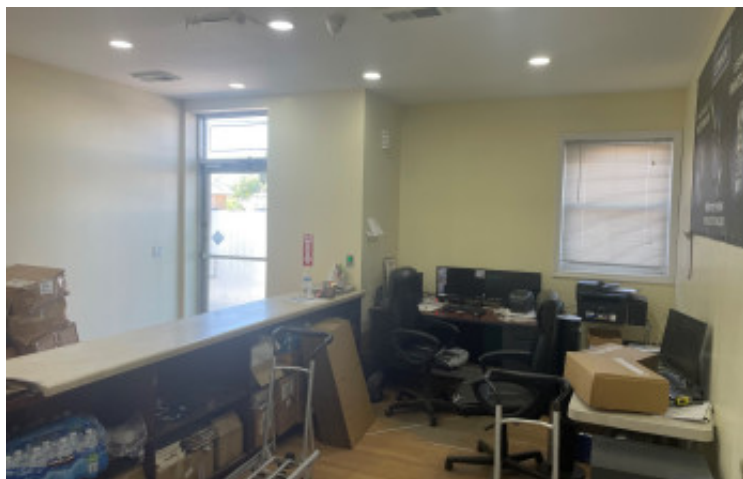
Suite A+B • Conveniently located on a busy road in the heart of the Oceanside industrial area. • Fully A/C warehouse/distribution facility includes 2 private offices and bullpen. • Walking distance to LIRR. • Racking at additional cost • 2,000 sf option available at \$22/sf net with 1 drive-in • 3,700 sf option available at \$21/sf net with 1 dock



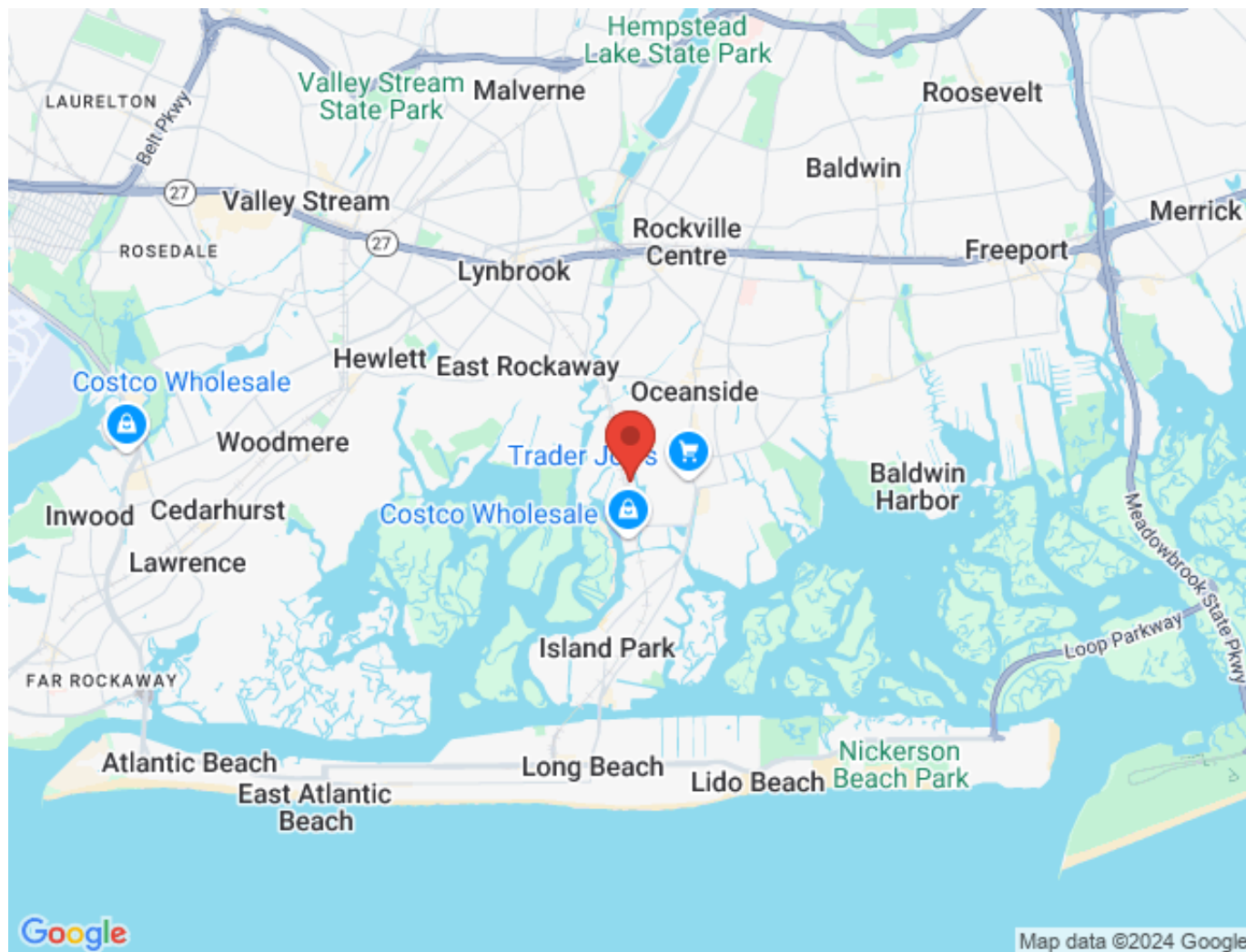
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