



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: \$21.50/sq. ft. Gross

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 \$23/sf gross with 1 drive-in • 3,700 sf option available at \$22.00/sf gross with 1 dock



James Parnes, RE Salesperson
516-732-7864 (cell)
631-293-3700 x45
jp@schackerrealty.com

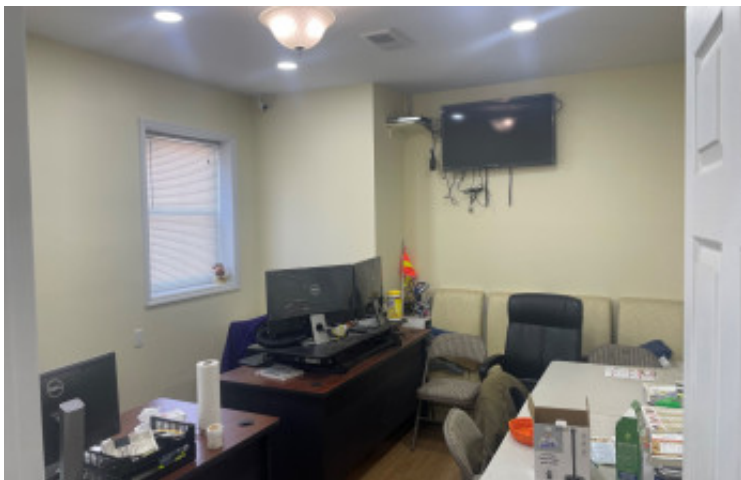
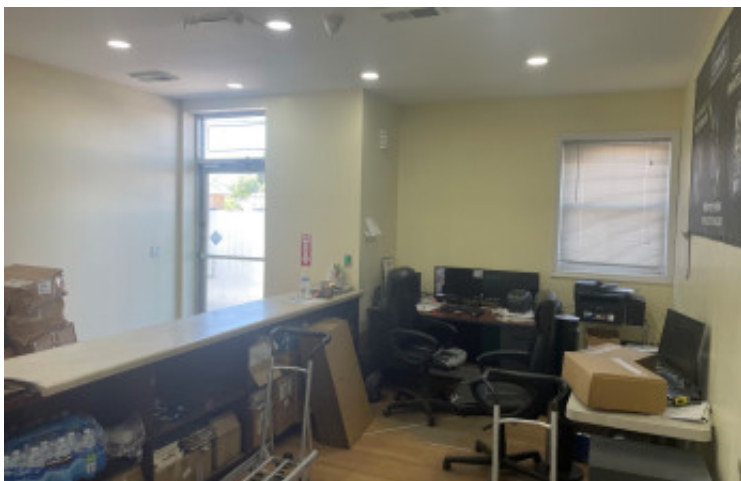


Michael Parnes, RE Salesperson
516-732-4074 (cell)
631-293-3700 x29
mp@schackerrealty.com



SCHACKER REALTY

3435 Lawson Blvd, Oceanside



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.

