

**Exclusive Listing** 

## 3,700 sq. ft. of Industrial Space For Lease 3435 Lawson Blvd, Oceanside



## **Specifications:**

Building Size:	5,700 sq. ft.
Office Space:	20%
Ceiling Height:	13.7'
Loading:	1 Dock(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. Gross

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



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

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.