



**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 facility 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