

**14,345 sq. ft. of Industrial Space For Lease**  
**10-12 Niagara Ave, Freeport**



**Specifications:**

**Building Size:** 14,345 sq. ft.  
**Lot Size:** 0.41 Acres  
**Office Space:** 2,500 sq. ft.  
**Ceiling Height 1:** 15.0'  
**Ceiling Height 2:** 14.0'  
**Loading:** 4 Drive-in(s)  
**Power:** 400 amps  
**Parking:** 10  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** 11/1/2024  
**Lease Price:** \$20.00/sq. ft.  
Modified gross

**14,345 sf of industrial space in excellent condition • Includes four 10' x14' drive-ins • Close proximity to JFK International Airport**

**For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)**

All information is subject to errors, omissions, modification, and withdrawal.

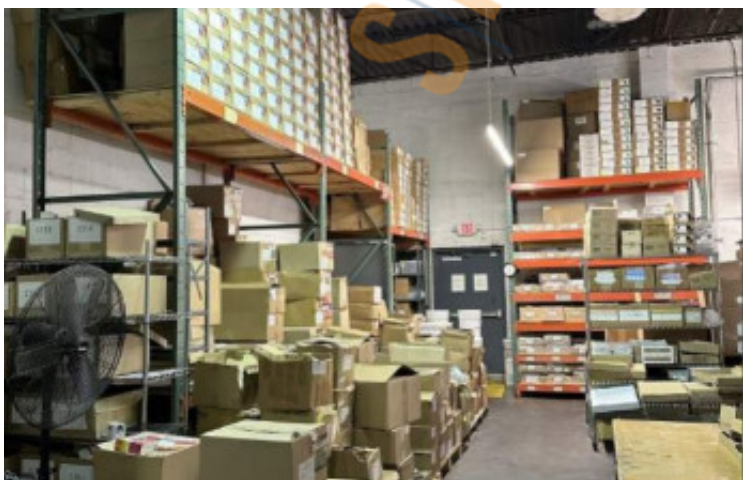
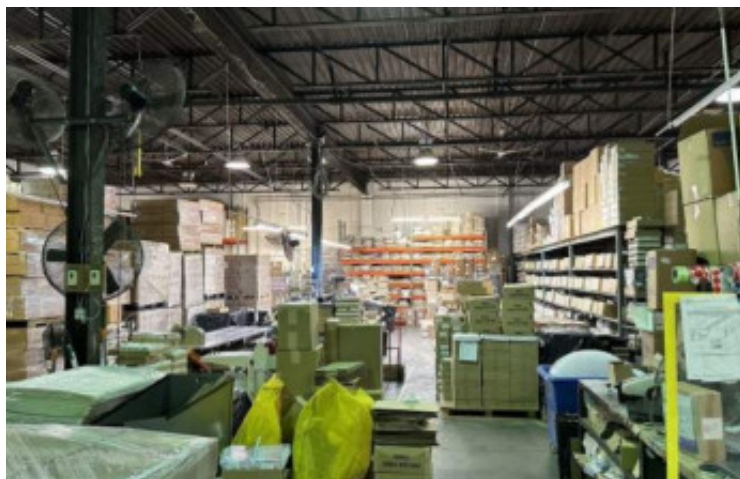
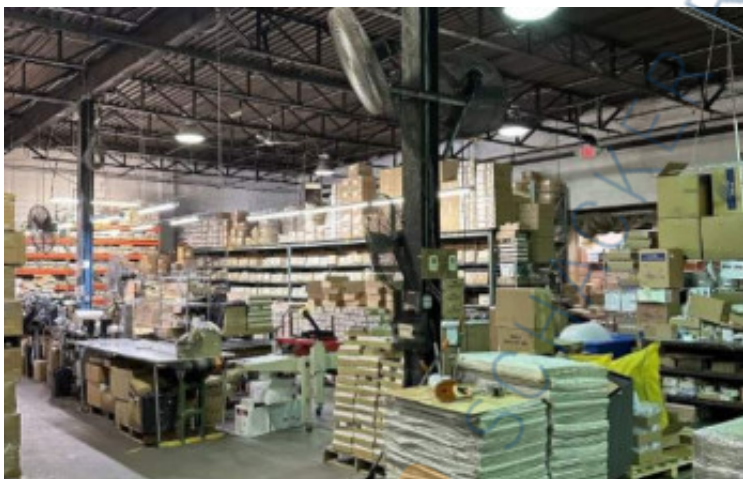
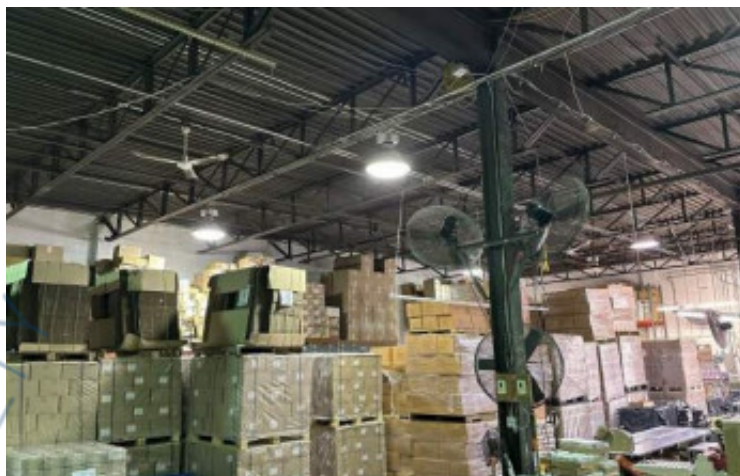
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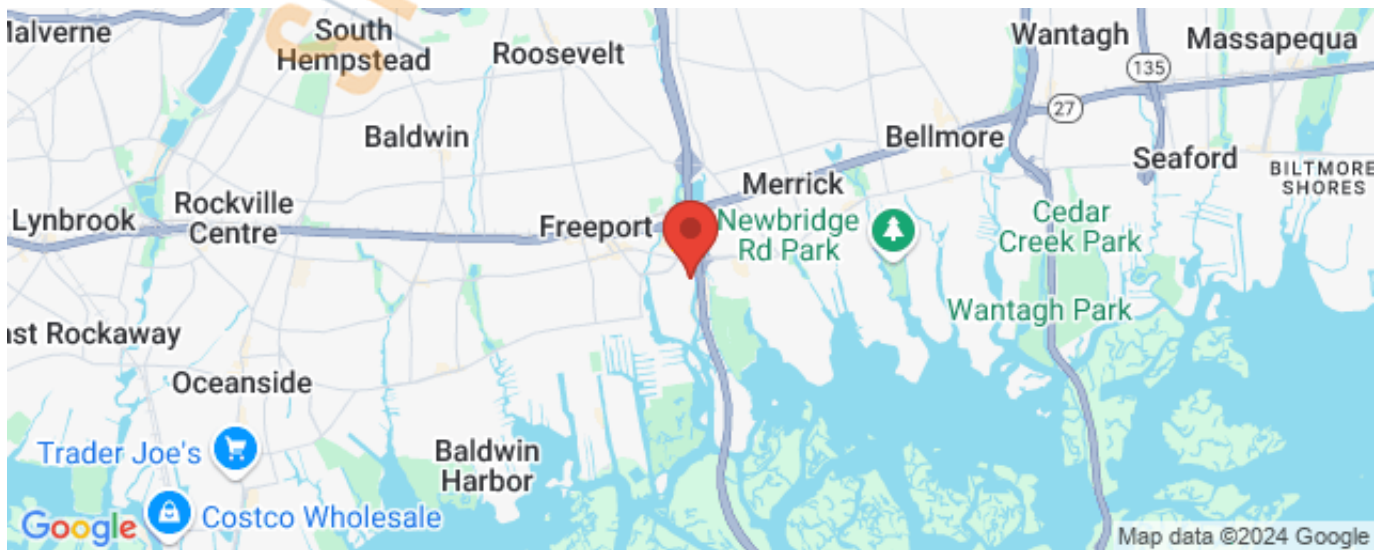
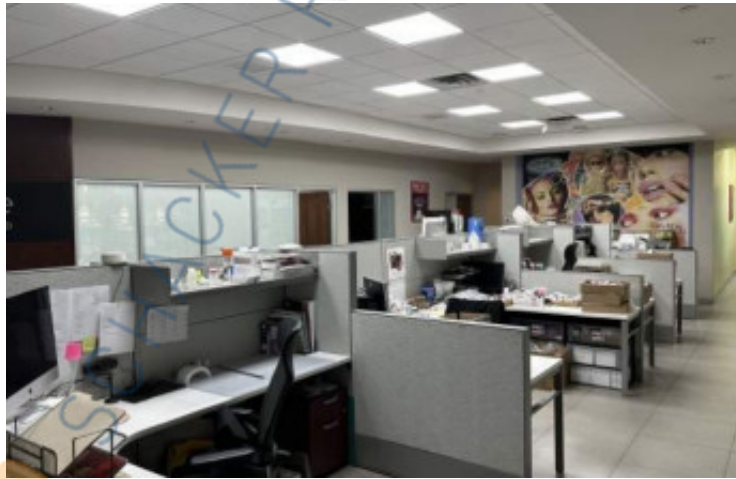
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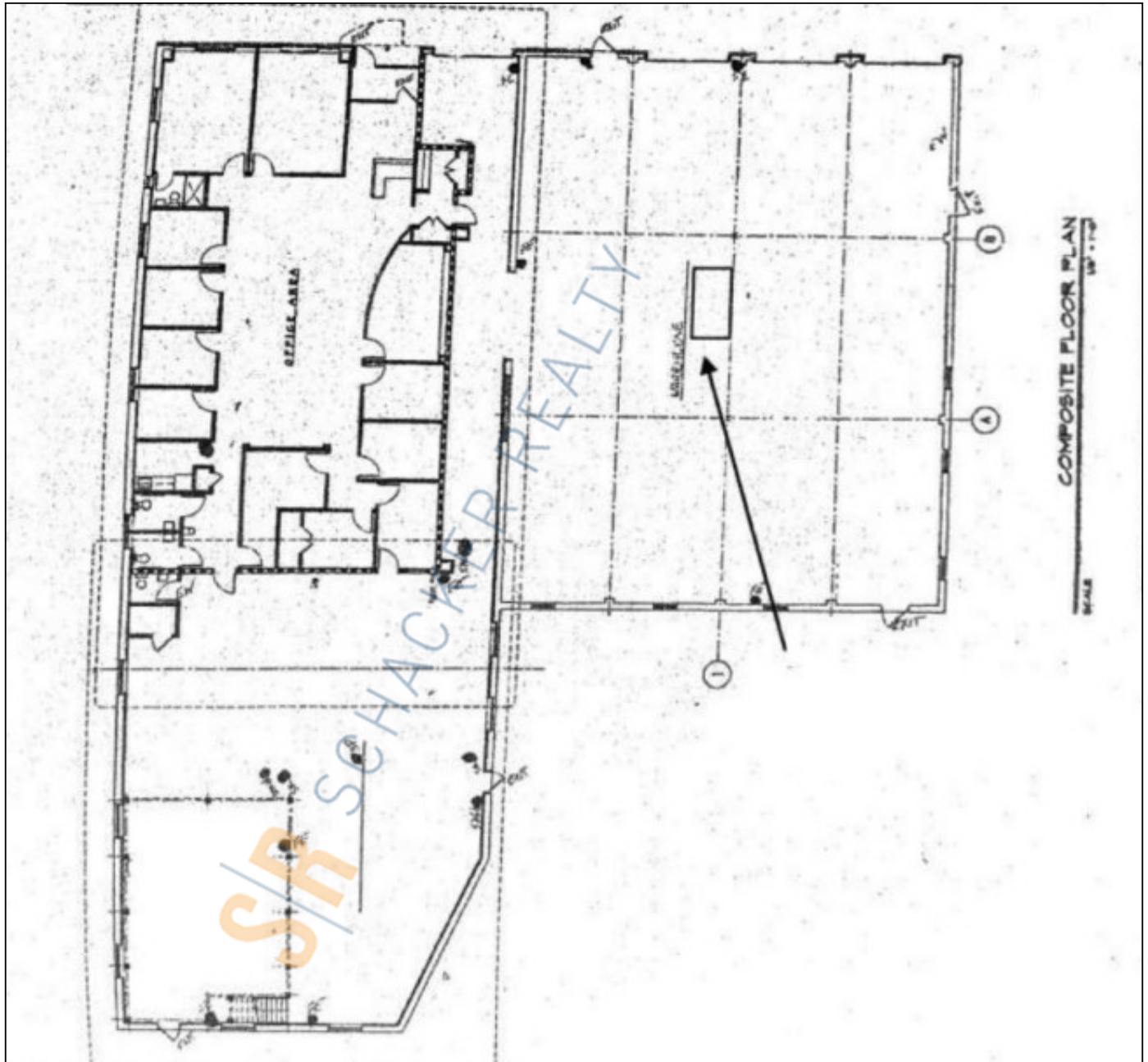
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