

**3,200 sq. ft. of Industrial Space For Lease**  
**245 Skidmore Rd, Deer Park**



**Specifications:**

**Building Size:** 40,624 sq. ft.  
**Lot Size:** 2.07 Acres  
**Office Space:** 320 sq. ft.  
**Ceiling Height:** 14.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 200 amps  
**Parking:** 1:1000

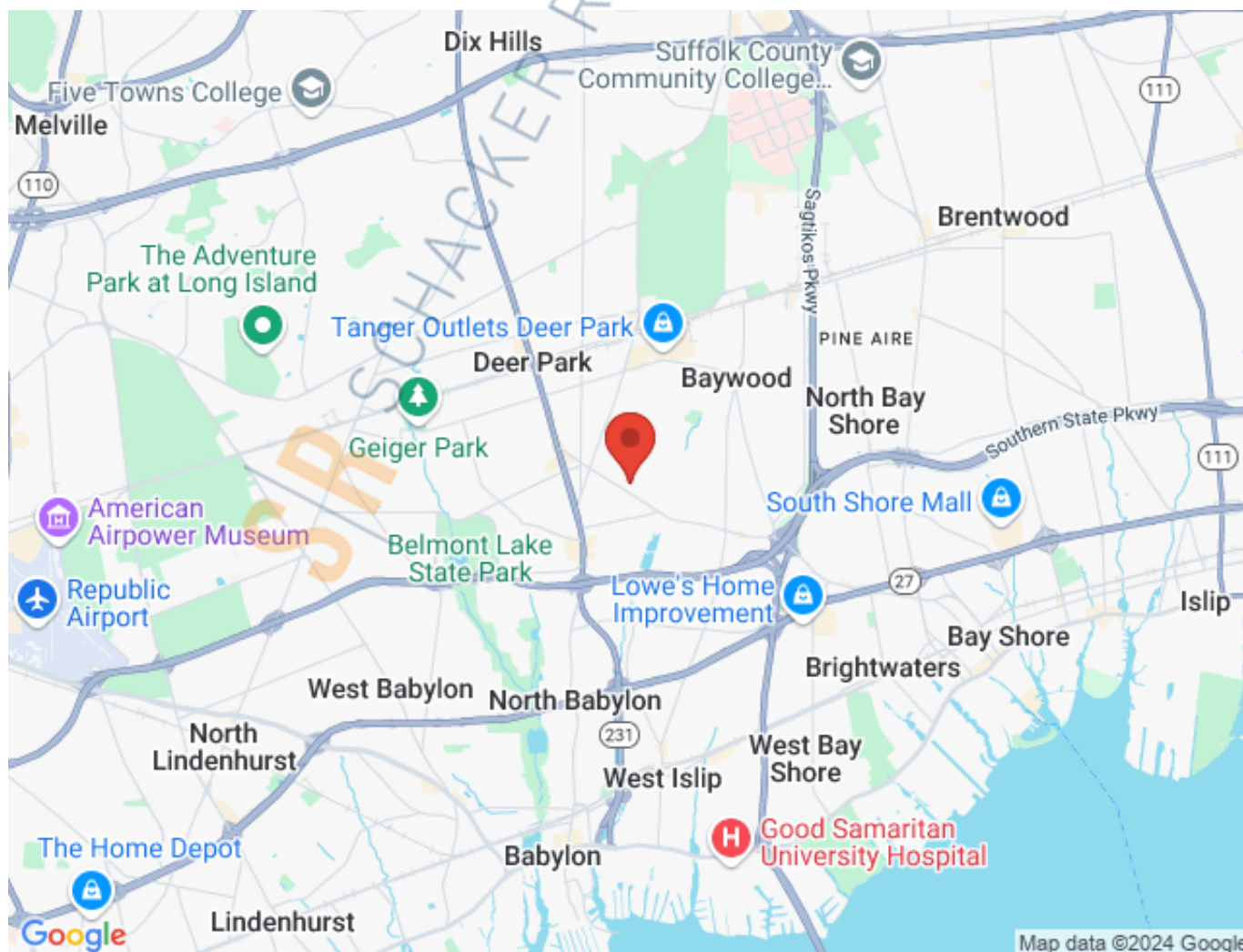
**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$18.00/sq. ft.  
Modified gross

Suite 251A • 3,200 sf of industrial space • Space in excellent condition • Secure storage • Close proximity to Route 231, Southern State Pkwy Sunrise Hwy and LIRR

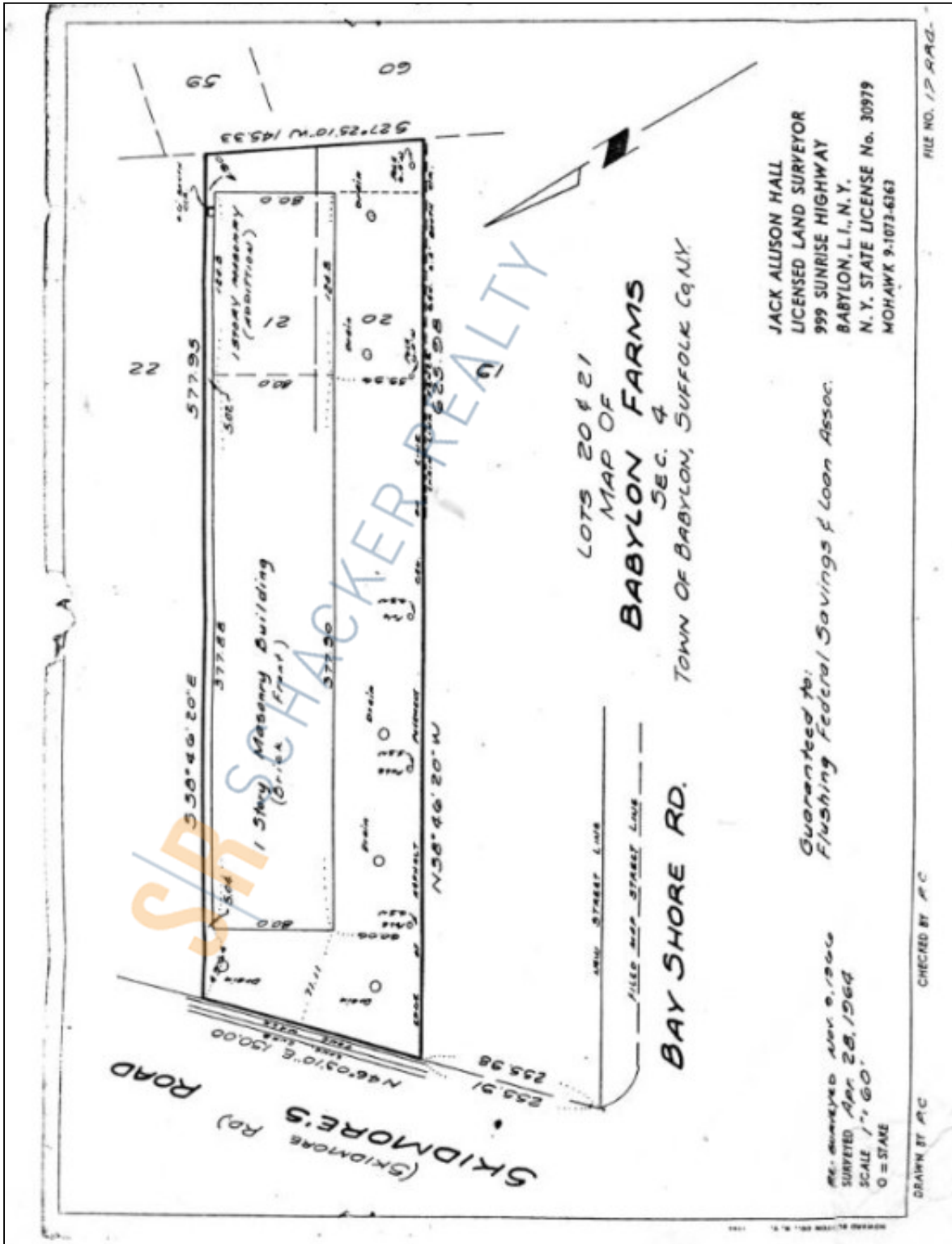
**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.  
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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JACK ALLISON HALL  
 LICENSED LAND SURVEYOR  
 999 SUNRISE HIGHWAY  
 BABYLON, L.I., N.Y.  
 N.Y. STATE LICENSE No. 30979  
 MOHAWK 9-1073-6363

Guaranteed to:  
 Flushing Federal Savings & Loan Assoc.

RE. SURVEYED APR. 9, 1966  
 SURVEYED APR. 28, 1964  
 SCALE 1" = 60'  
 O = STAKE

FILE NO. 17990-

CHECKED BY A.C.

DRAWN BY A.C.

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