

2,405 sq. ft. of Industrial Space For Lease
104 Lake Ave S, Nesconset



Specifications:

Building Size: 59,274 sq. ft.
Lot Size: 2.81 Acres
Office Space: 10%
Ceiling Height: 16.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C

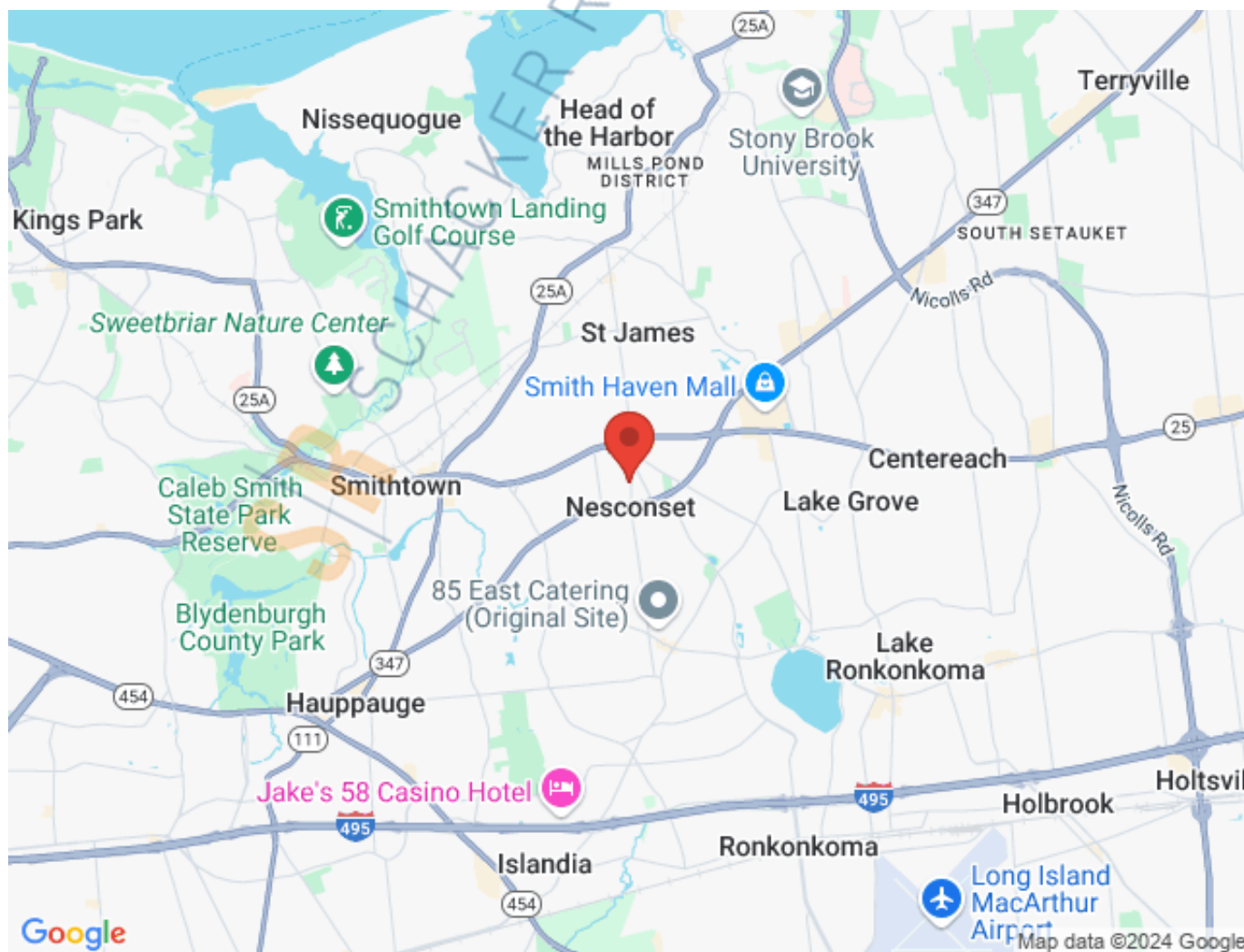
Pricing and Timing:

Occupancy: Jan 2025
Lease Price: \$16.47/sq. ft. Ind
Gross

Suite 106-3 • New modern industrial warehouse with office space • Insulated overhead garage door • Located just north of Rte 347 / easy access to LIE (Exit 59) & Northern State Parkway • 2 miles from St. James LIRR Station

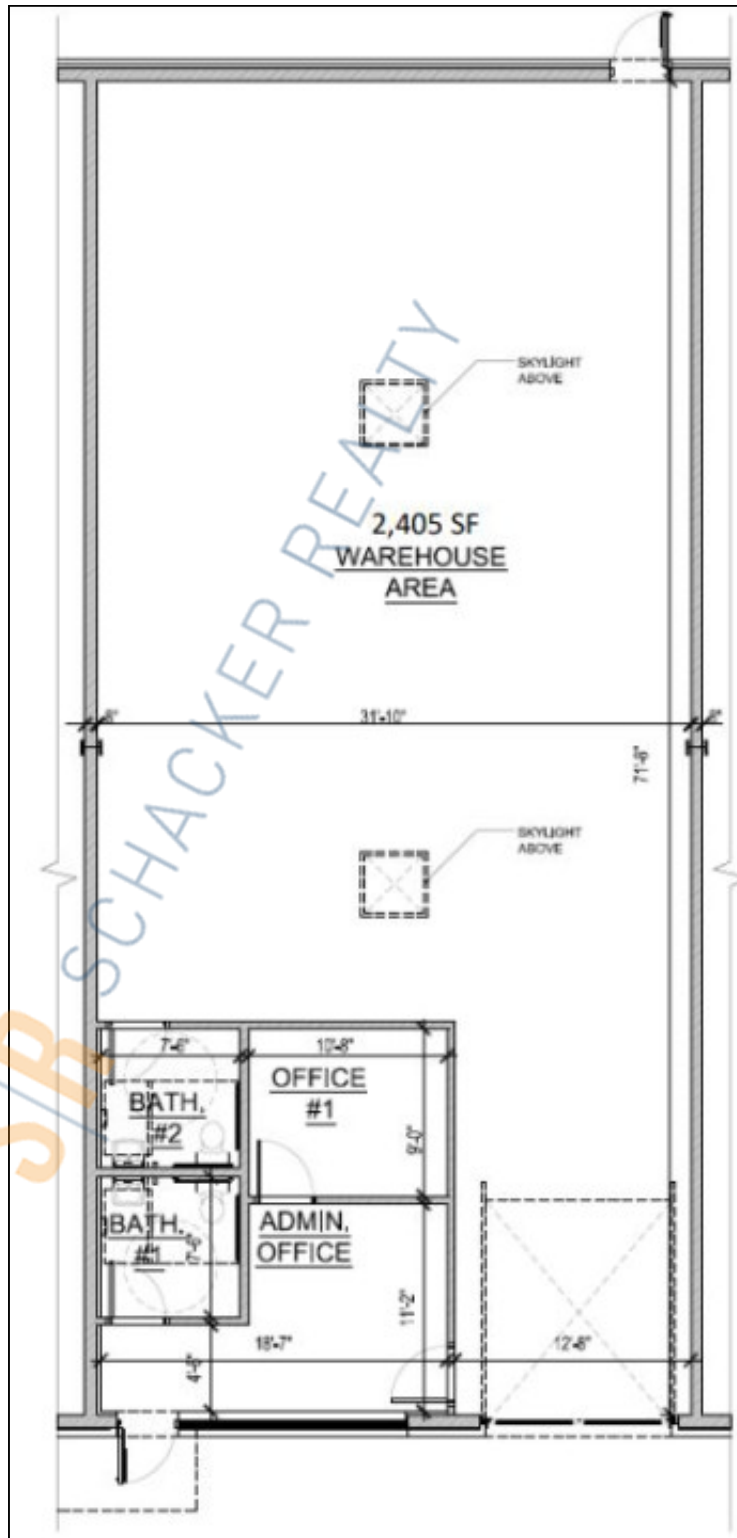
For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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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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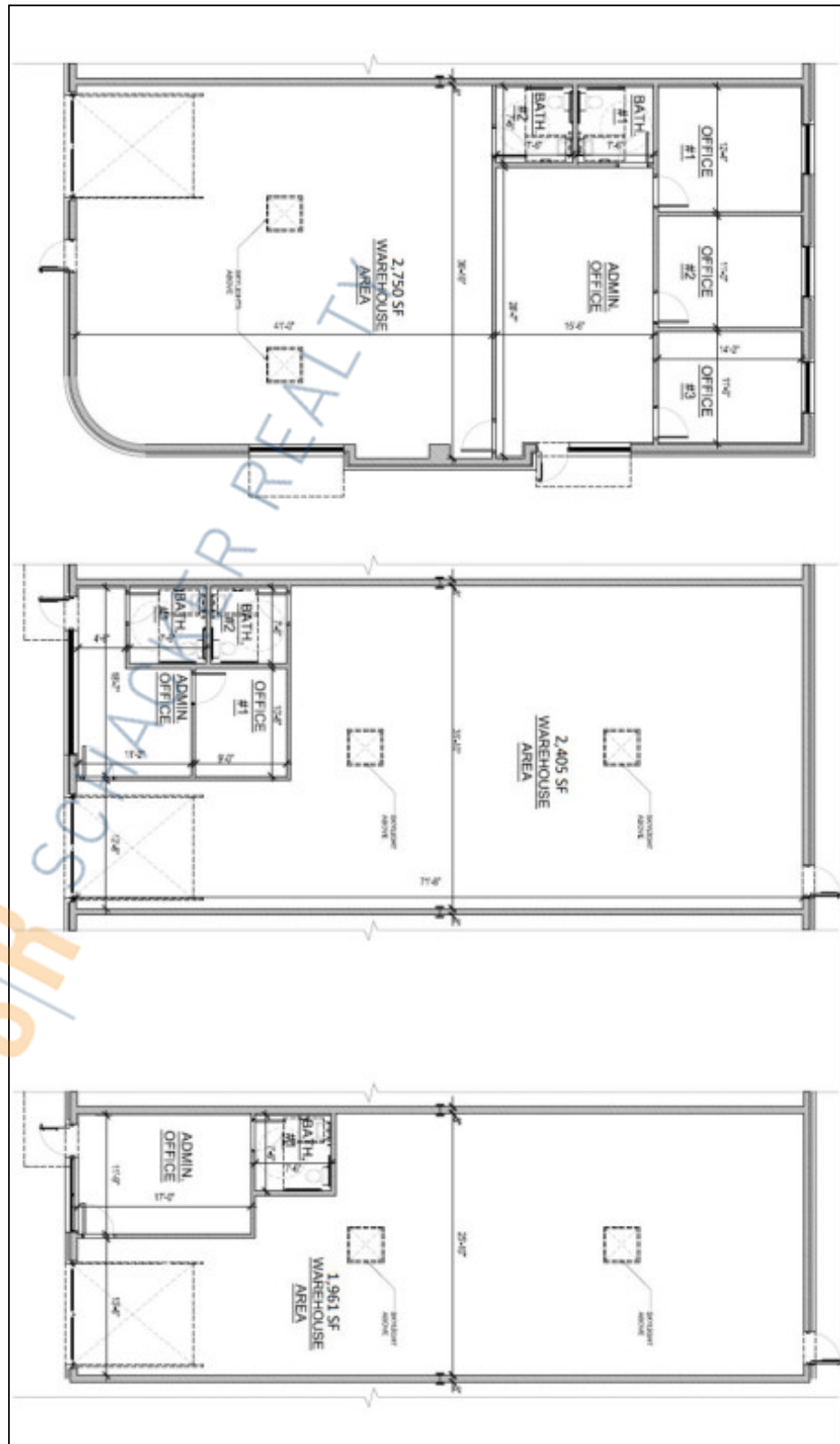
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