

**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

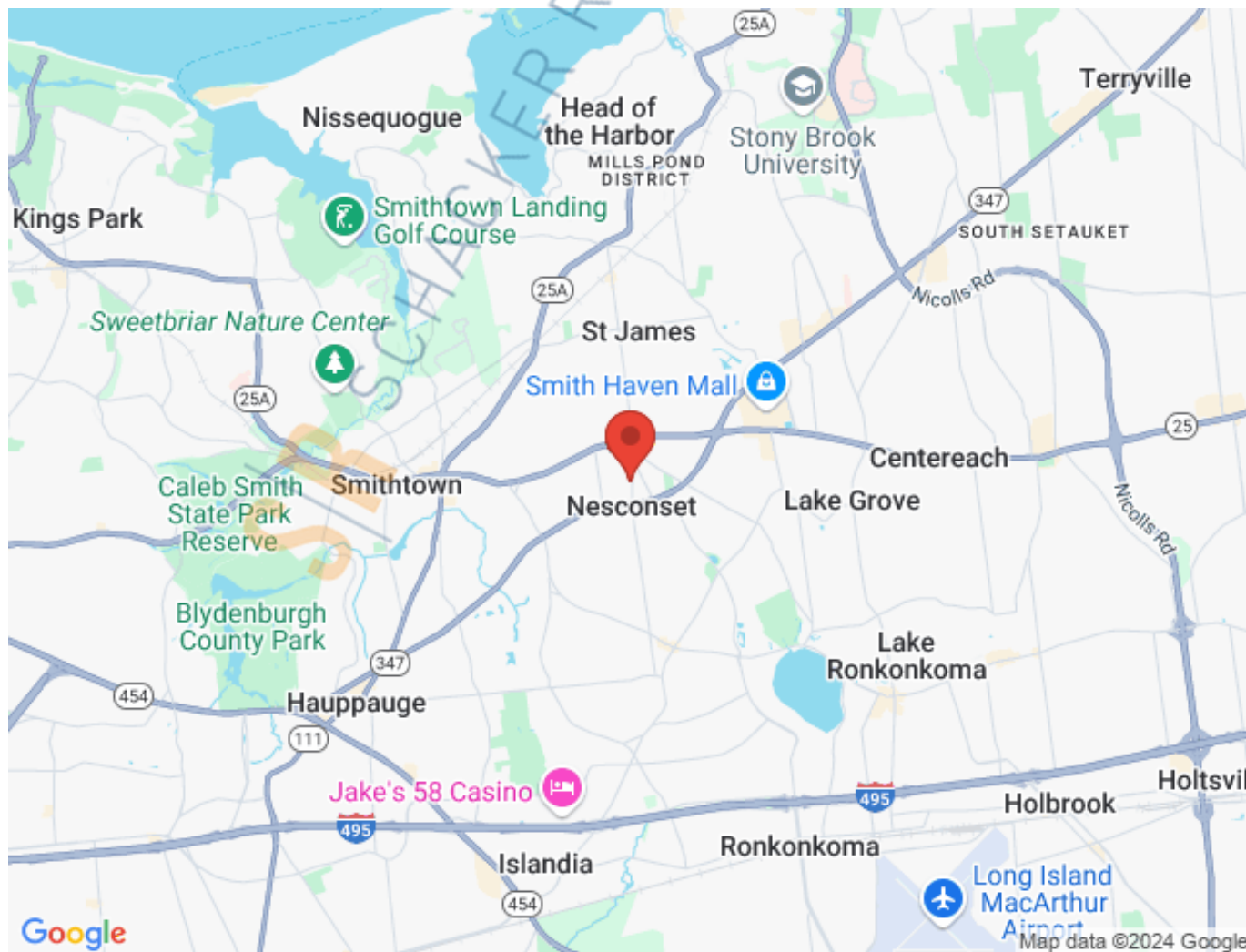
**Pricing and Timing:**

**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**

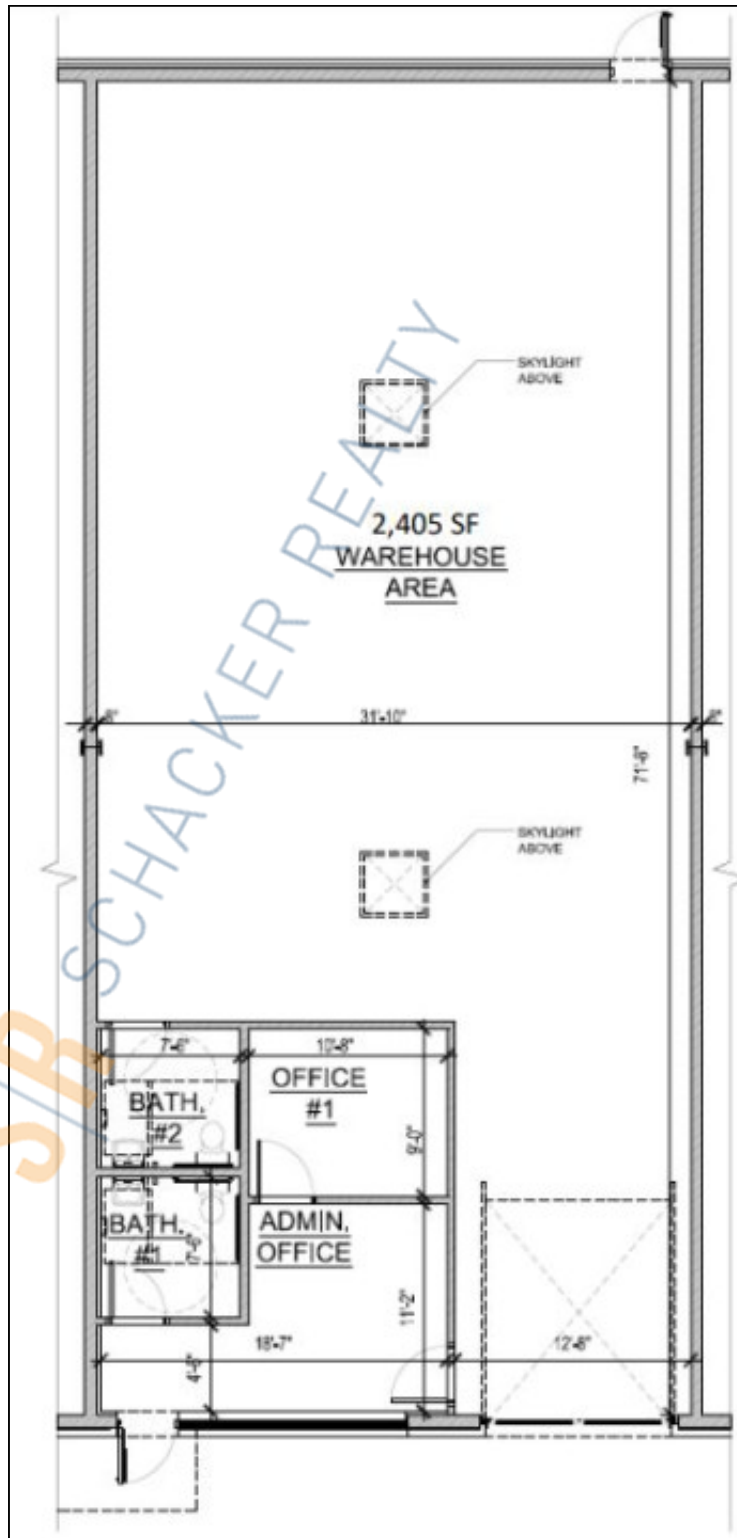
**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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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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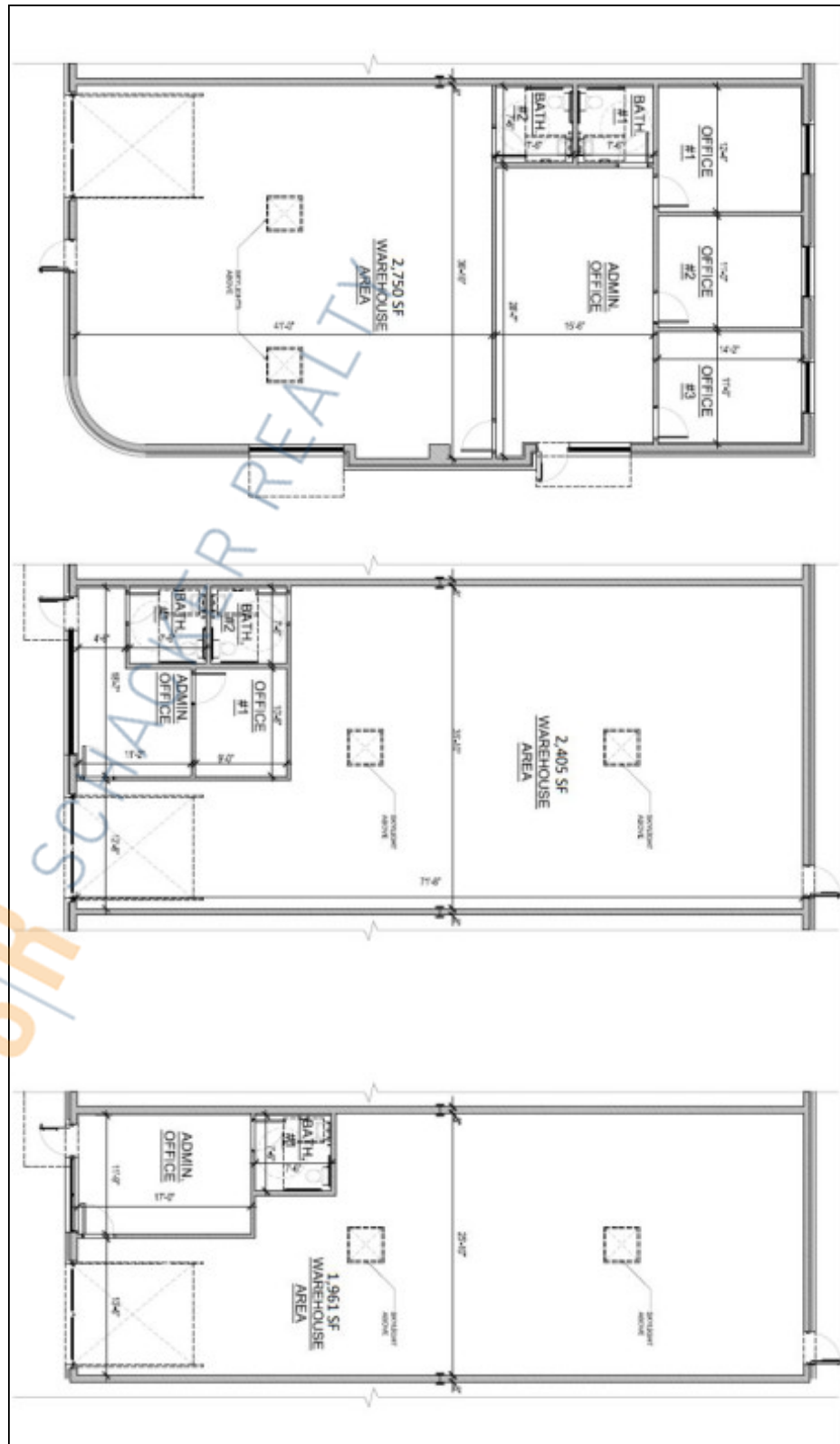
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