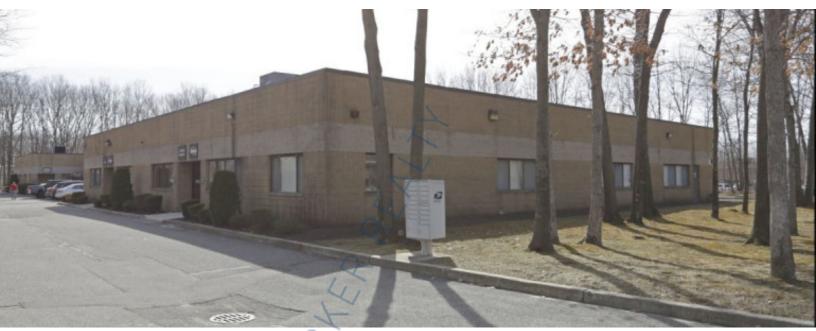


1,500 sq. ft. of Industrial Space For Lease 10 Technology Dr, Setauket



### **Specifications:**

Building Size:	35,000 sq. ft.
Lot Size:	2.70 Acres
Office Space:	20%
Ceiling Height:	14.0' 🤇
Loading:	1 Drive-in(s)
Power:	200 amps
A/C:	<b>Offices Only</b>
Parking:	2:1000
Sewers:	Yes 💦 🎽

# **Pricing and Timing:**

Occupancy: Lease Price: Immediately \$20.00/sq. ft. Modified gross

Suite 10-12 • Hi-end trophy space in multi-tenant industrial building • Fully sprinklered, airconditioned office & private restrooms • 10' x 10' drive-in loading door • Signage and campuslike setting • Partial build-out • Ample parking

#### For more information please contact: Schacker Realty 631-293-3700 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.

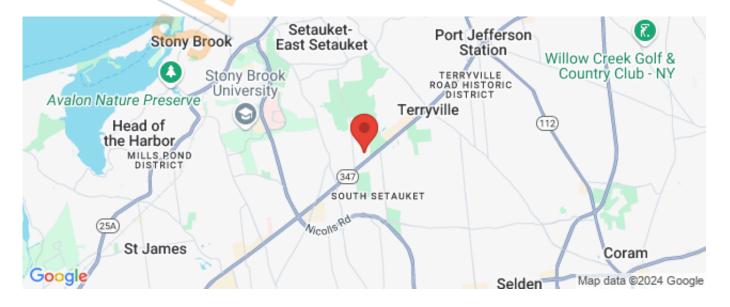
## 10 Technology Dr, Setauket



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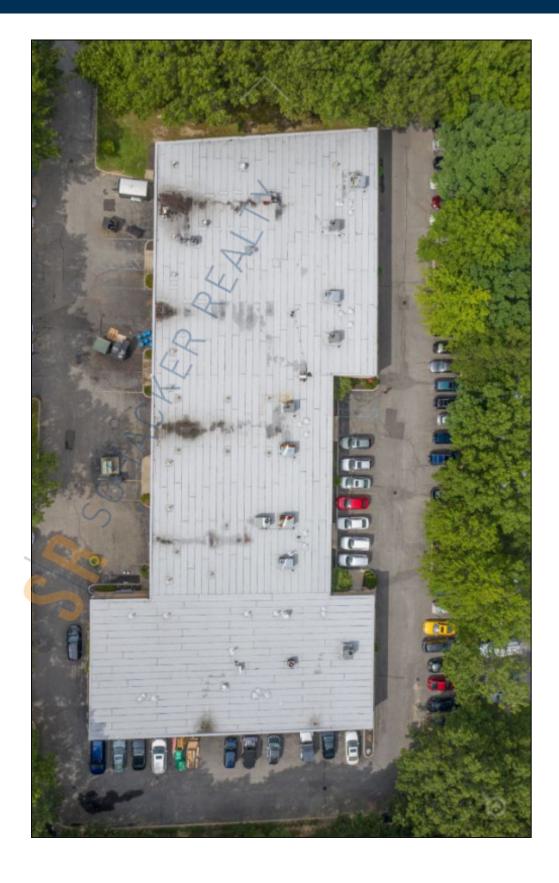
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# **10 Technology Dr, Setauket**

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