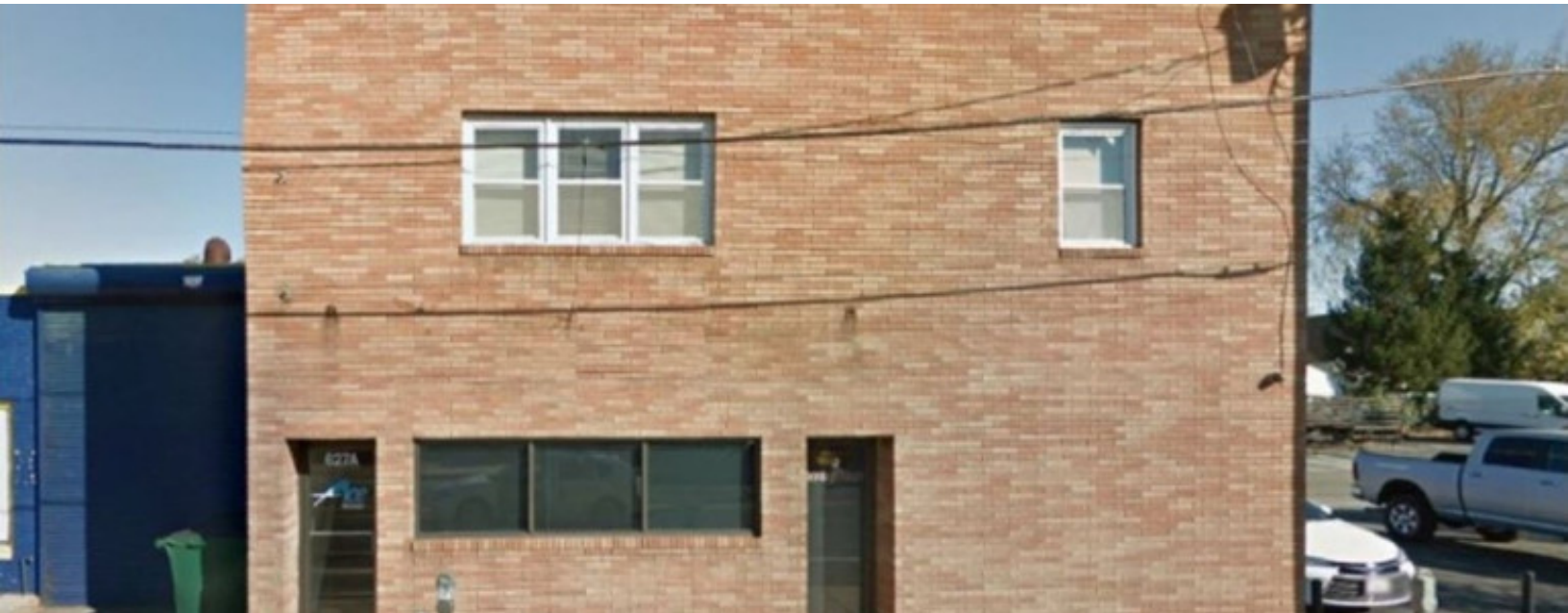




13,000 sq. ft. of Industrial Space For Lease

Minimum Division 5,000 sq. ft.

625-627 W Merrick Rd, Valley Stream



Specifications:

- Building Size:** 24,141 sq. ft.
- Office Space:** 2,300 sq. ft.
- Ceiling Height 1:** 20.0' @ 2,500 sq. ft.
- Ceiling Height 2:** 12.0' @ 8,200 sq. ft.
- Loading:** 2 Drive-in(s)
- Power:** 400 amps
- A/C:** Offices Only
- Sewers:** Yes

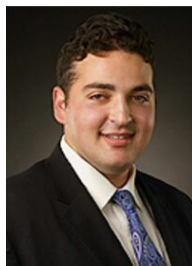
Pricing and Timing:

- Occupancy:** 06/01/2025
- Lease Price:** \$22.50/sq. ft. Ind Gross

High visibility space located within close proximity to the Queens/Nassau border, JFK Airport, ample parking, walking distance to multiple bus stops • Gated fenced yard oversized overhead doors • Includes 1st floor office space of 1,150 sf and 2nd floor office 1,150 sf • Space can be made available sooner



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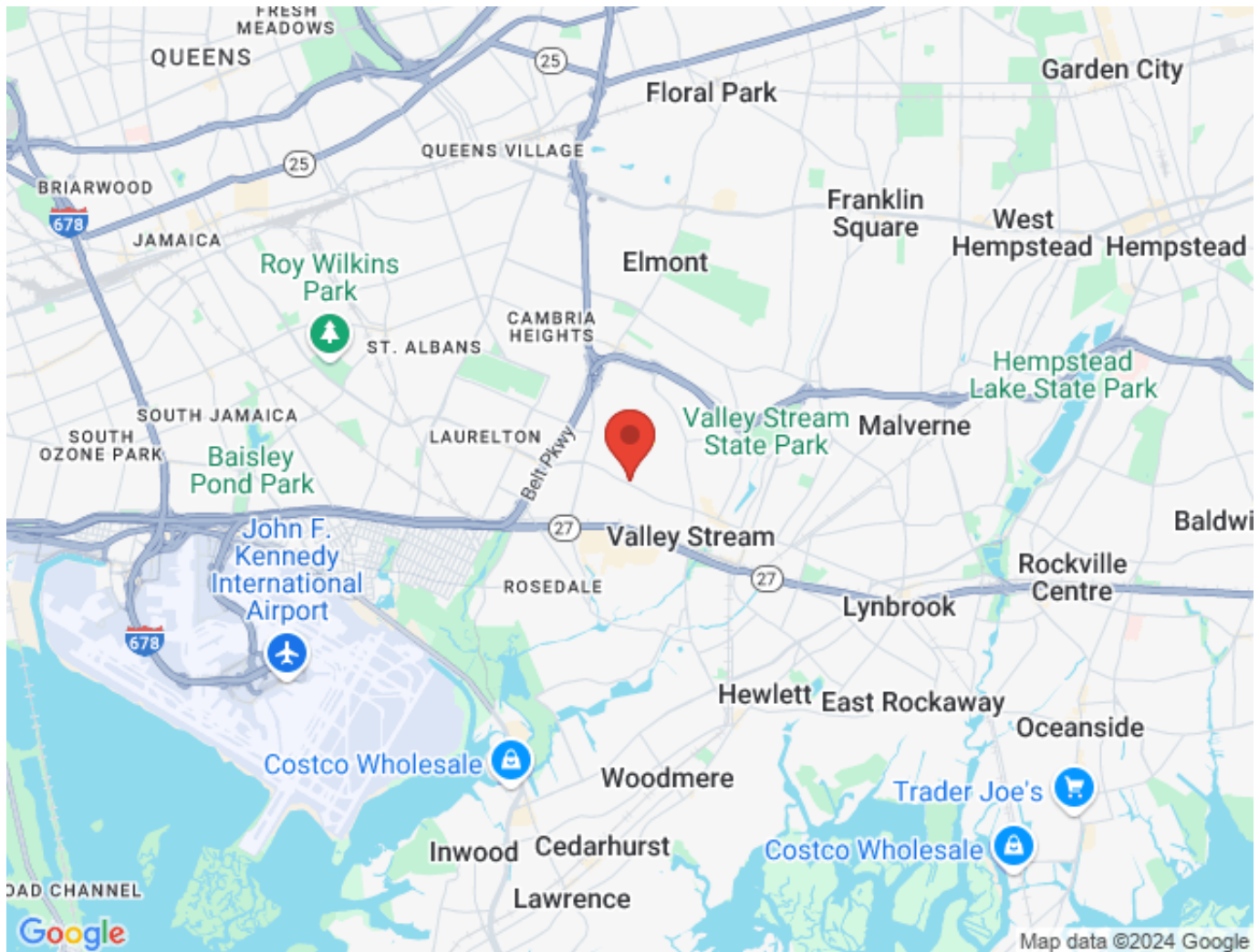


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