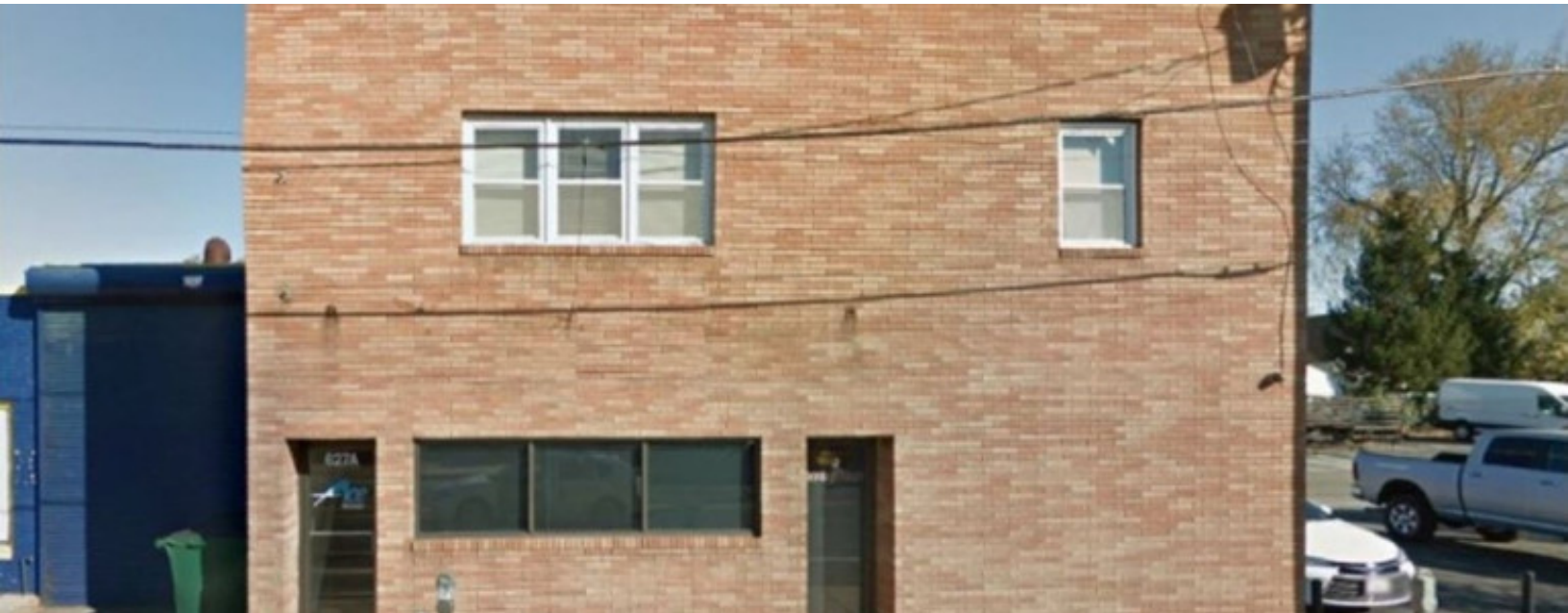




13,000 sq. ft. of Industrial Space For Lease

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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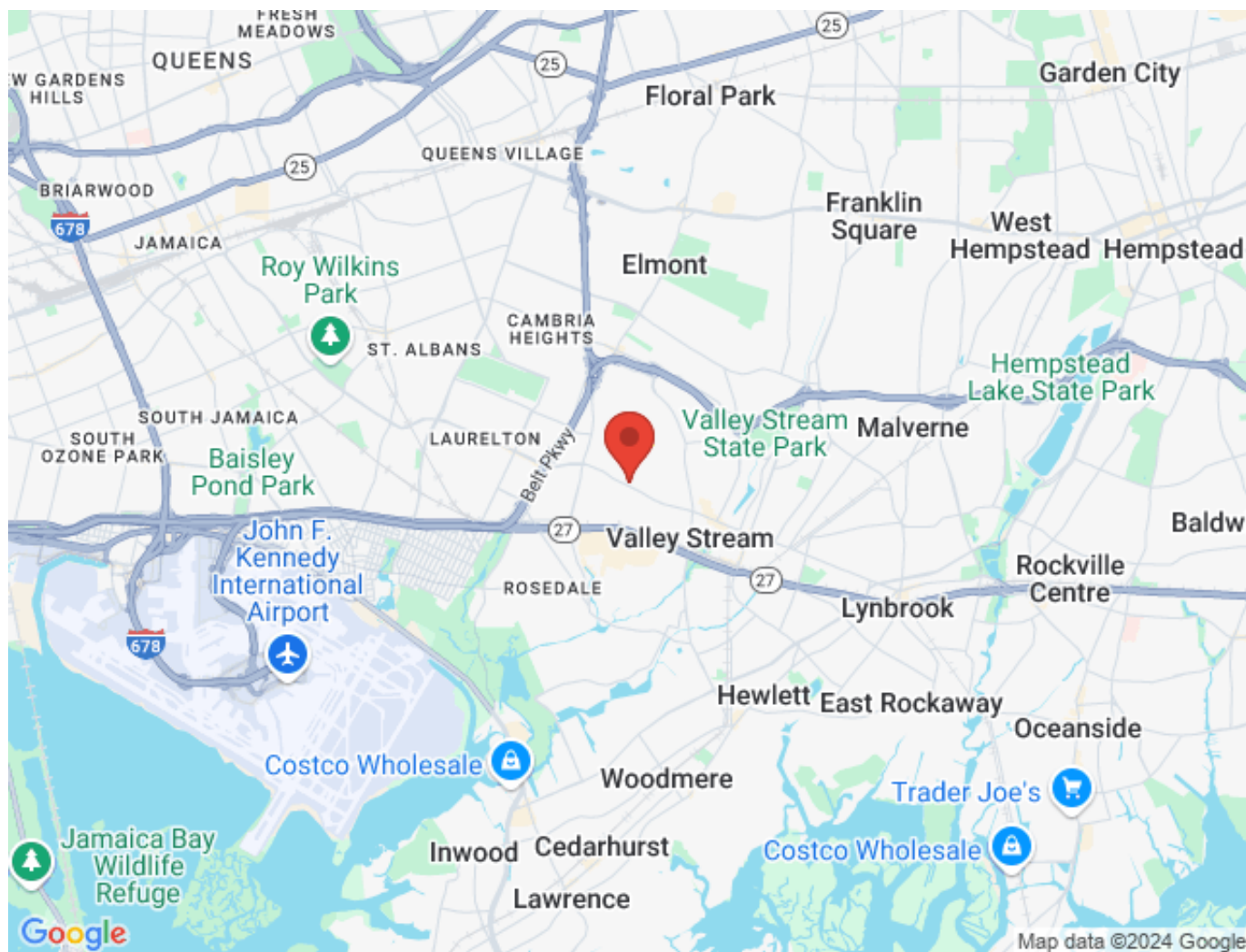
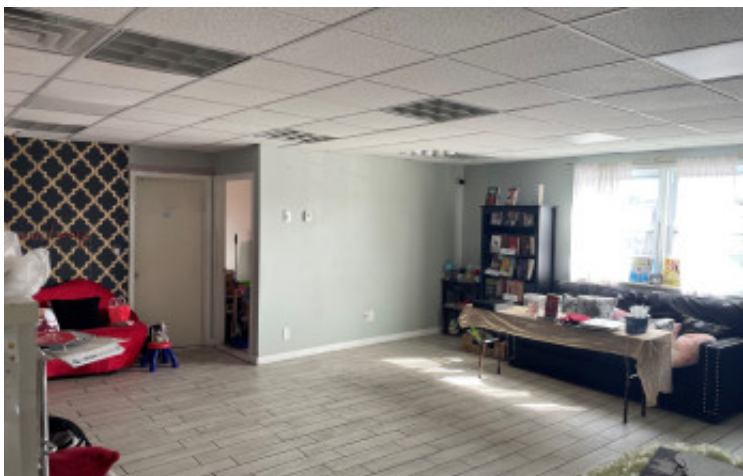


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All information is subject to errors, omissions, modification, and withdrawal. Measurements may be estimates and information shown should not be relied upon without independent verification.