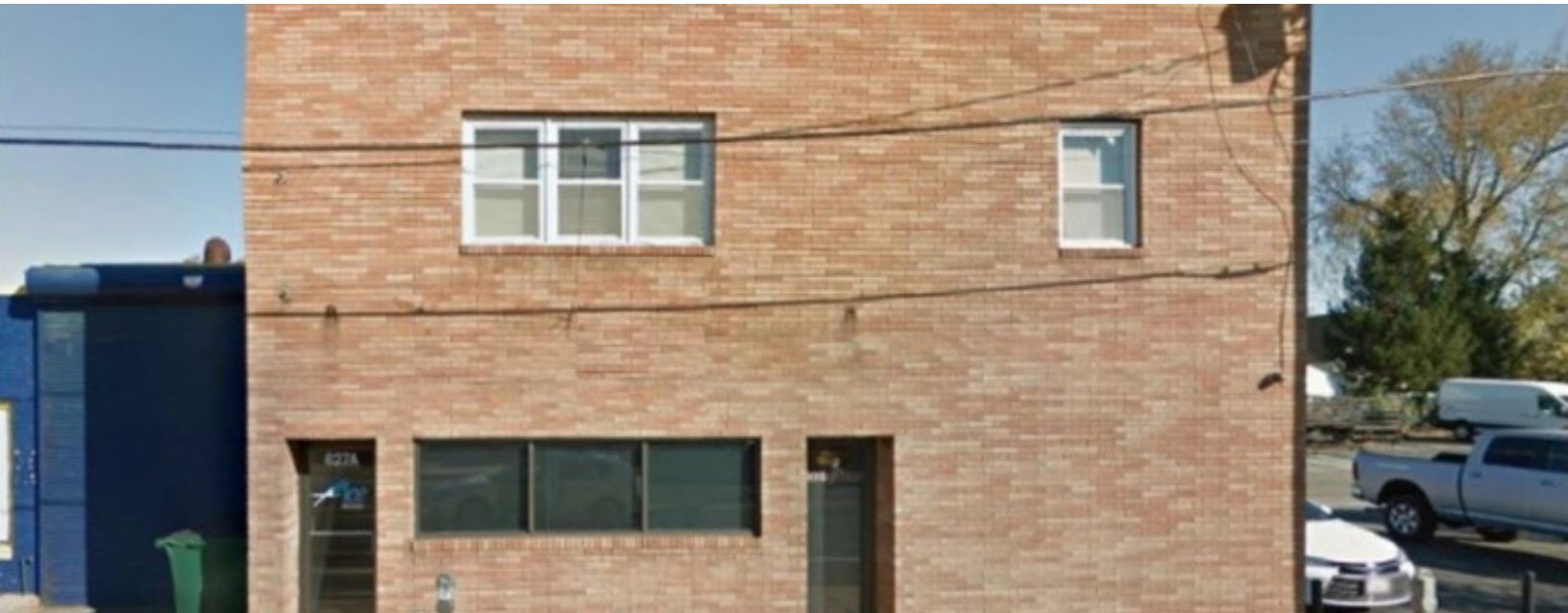




13,000 sq. ft. of Industrial Space For Lease

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:** Negotiable

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



James Parnes
 RE Salesperson
 516-732-7864 (cell)
 631-293-3700 x45
 jp@schackerrealty.com



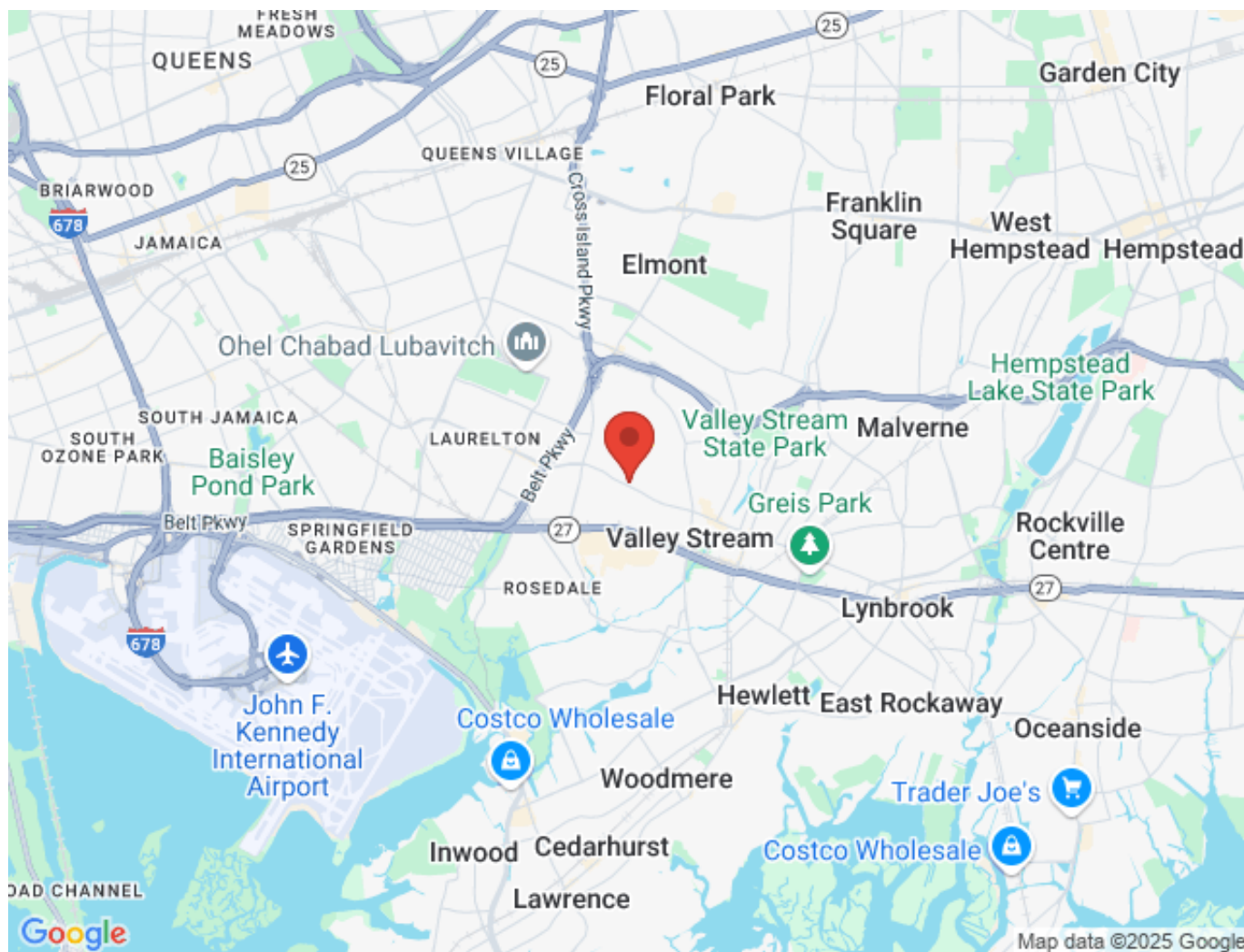
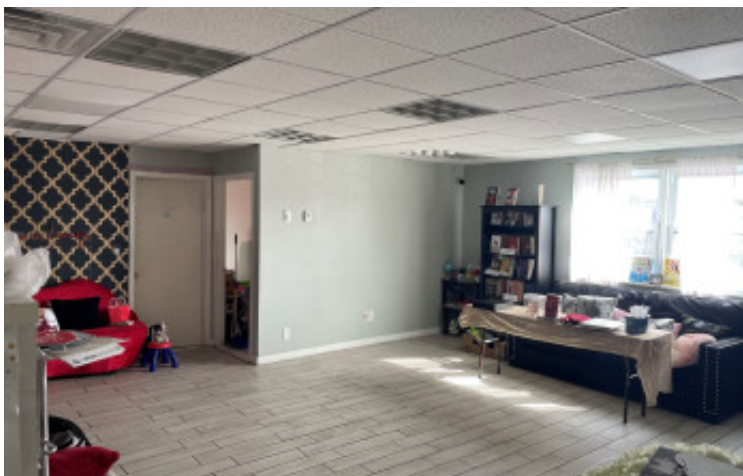
Michael Parnes
 RE Salesperson
 516-732-4074 (cell)
 631-293-3700 x29
 mp@schackerrealty.com



Chris Ferencsik
 Associate RE Broker
 516-527-3334 (cell)
 631-293-3700 x25
 cf@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.





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.