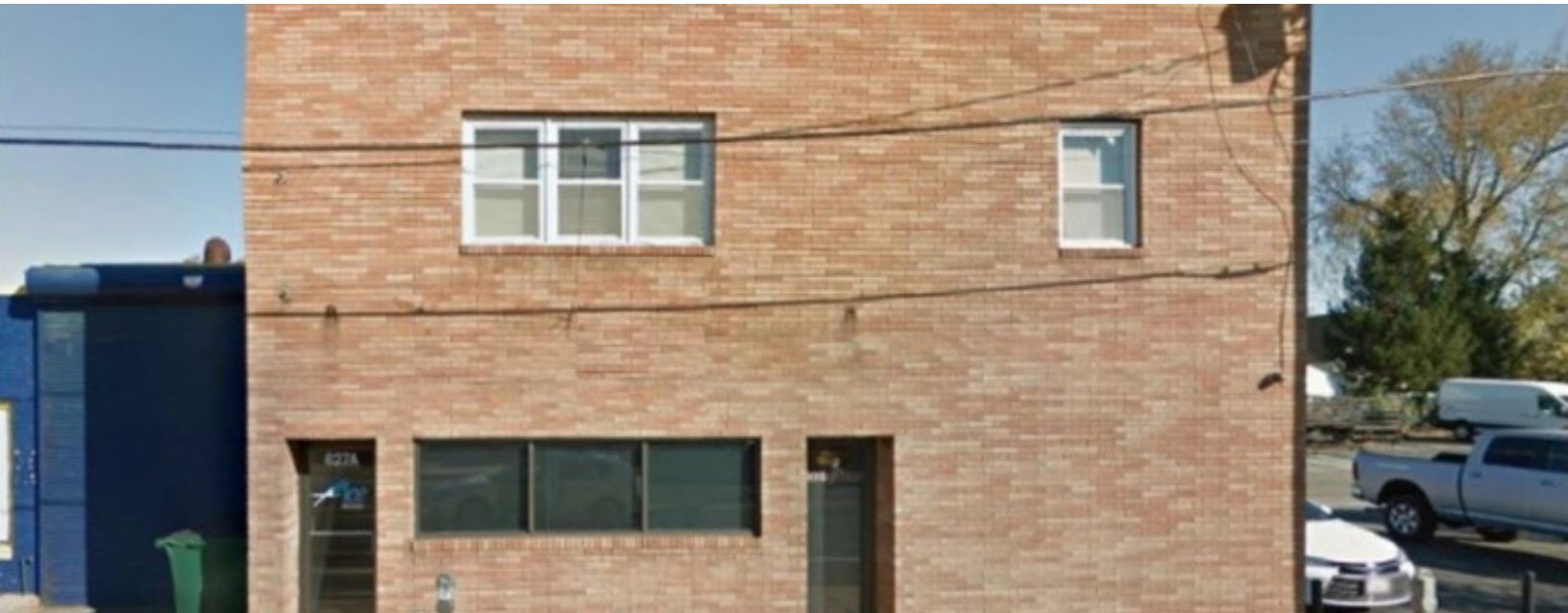




# 18,000 sq. ft. of Industrial Space For Lease

Minimum Division 5,000 sq. ft.

**625-633 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' @ 13,200 sq. ft.  
**Loading:** 3 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 • Option to lease full 18k sf with 3 drive- ins 15,700 warehouse space and 2,300 office space and 3 drive ins or divisible option to lease



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Measurements may be estimates and information shown should not be relied upon without independent verification.