

2,405 sq. ft. of Industrial Space For Lease
104 Lake Ave S, Nesconset



Specifications:

Building Size: 59,274 sq. ft.
Lot Size: 2.81 Acres
Office Space: 10%
Ceiling Height: 16.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C

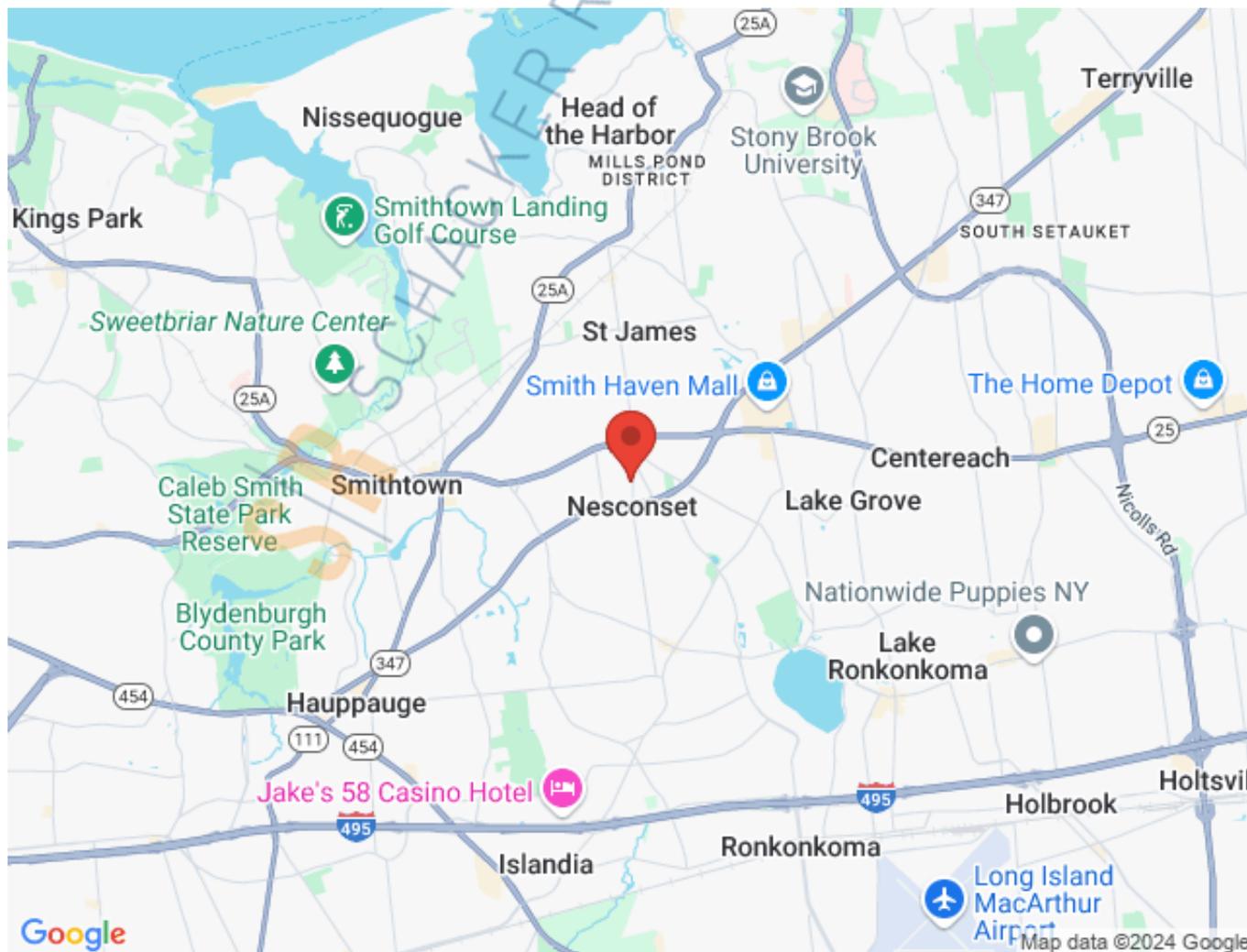
Pricing and Timing:

Occupancy: 11/1/2025
Lease Price: \$16.34/sq. ft. Ind
Gross

Suite 106-2 • New modern industrial warehouse with office space • Insulated overhead garage door • Located just north of Rte 347 / easy access to LIE (Exit 59) & Northern State Parkway • 2 miles from St. James LIRR Station

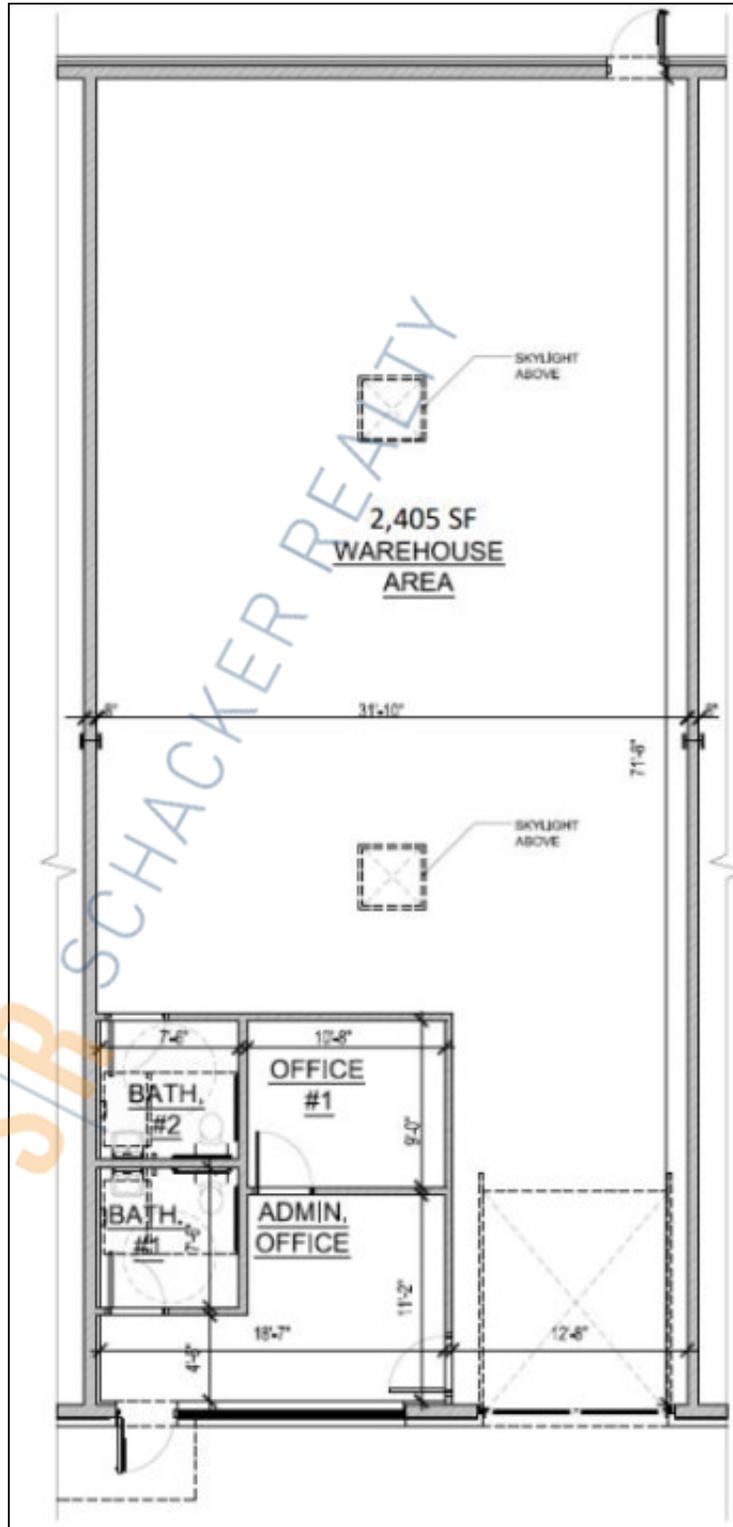
For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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.



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.



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.



SCHACKER REALTY

104 Lake Ave S, Nesconset

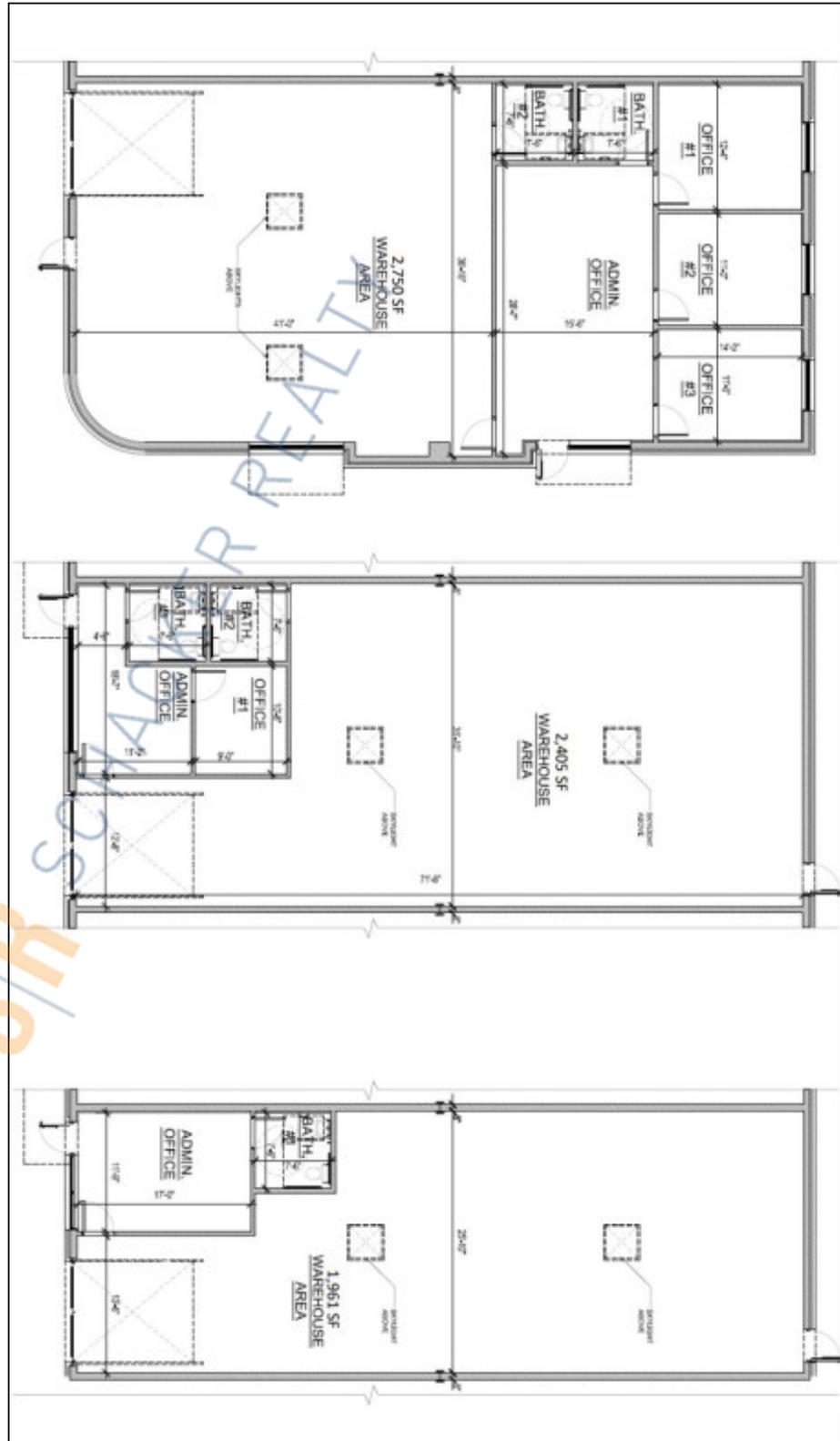


For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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.



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.