

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

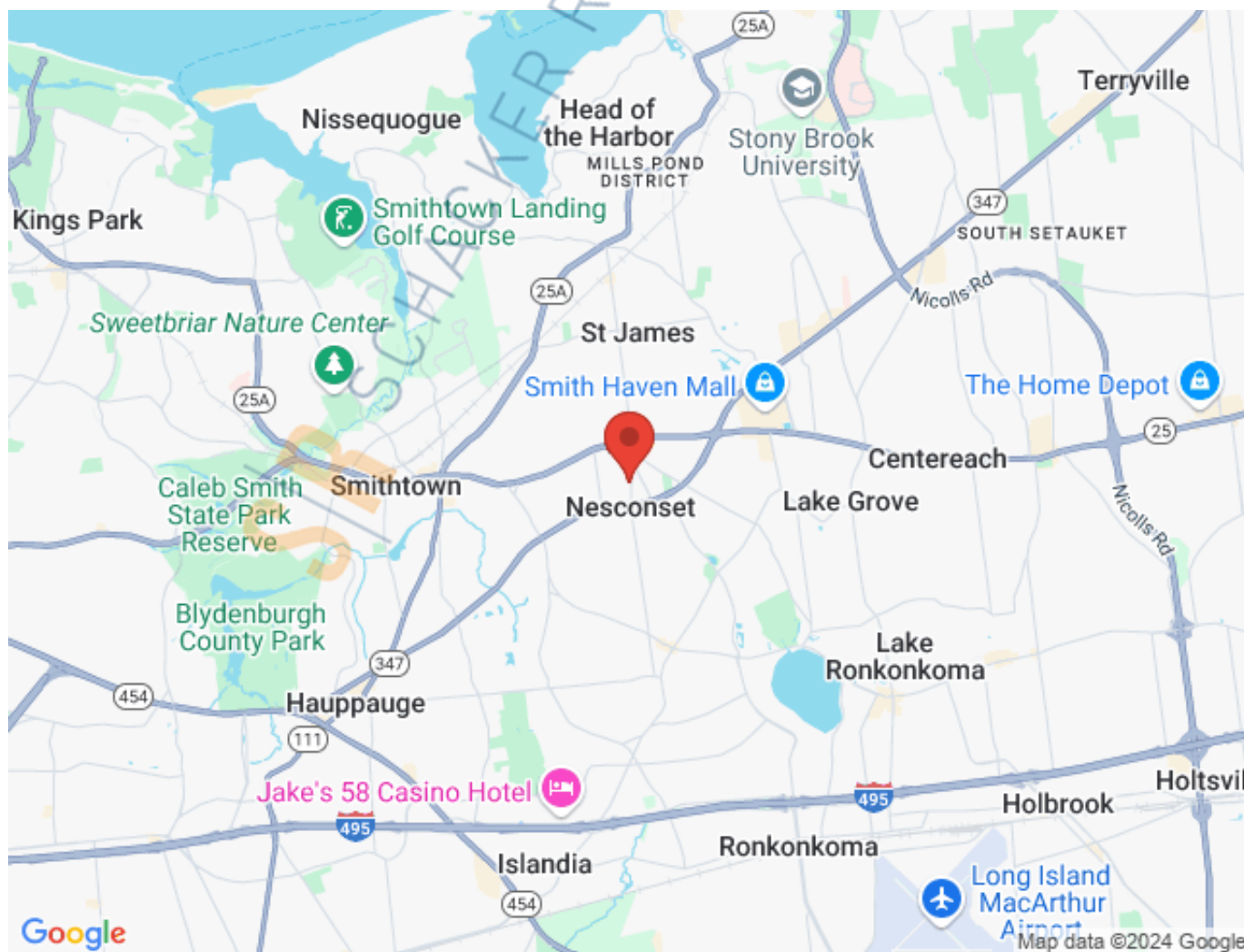
Suite 106-2 • New modern industrial warehouse with office space • Insulated overhead garage door • Located just north of Rte 347 / easy access to LIE (Exit 59) & Northern State Parkway • 2 miles from St. James LIRR Station

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

All information is subject to errors, omissions, modification, and withdrawal.

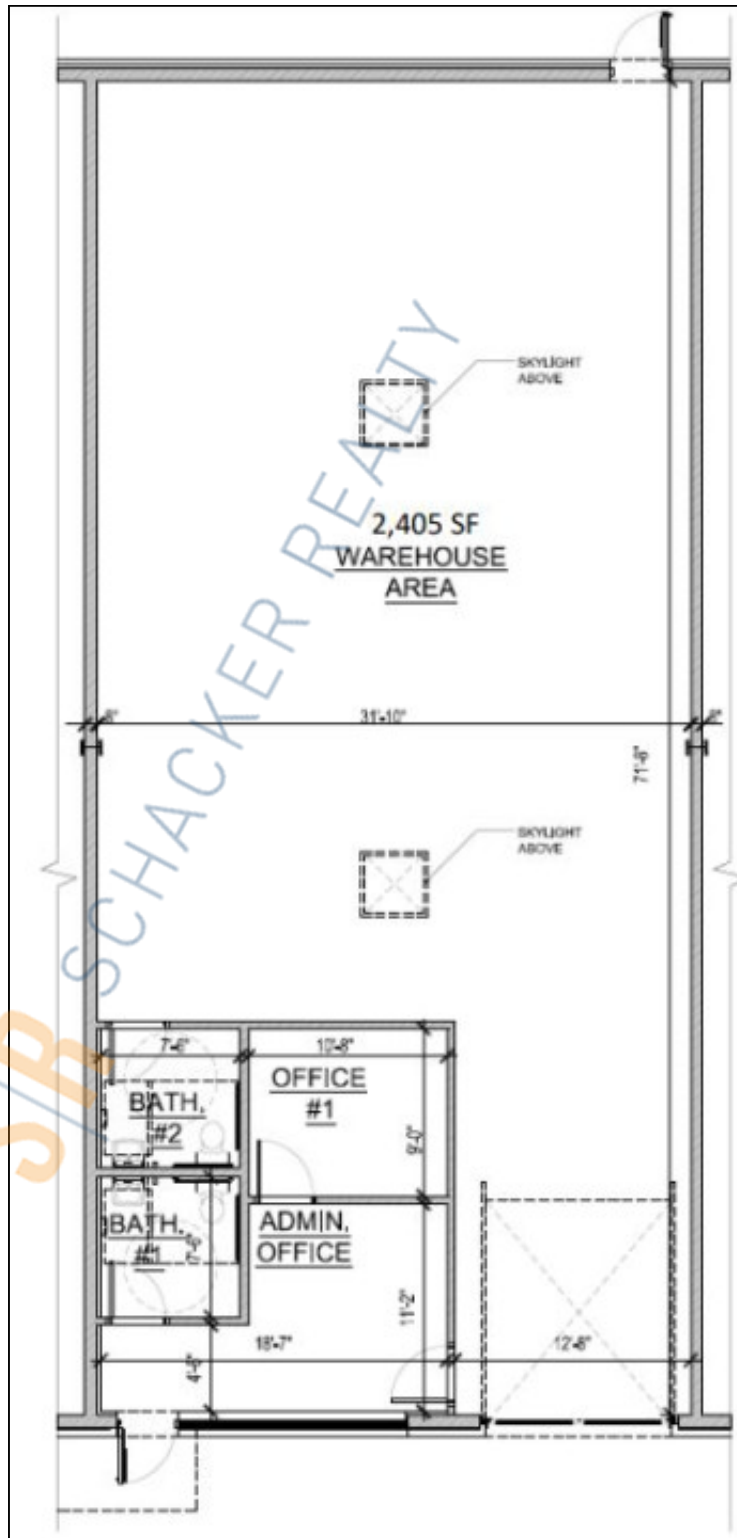
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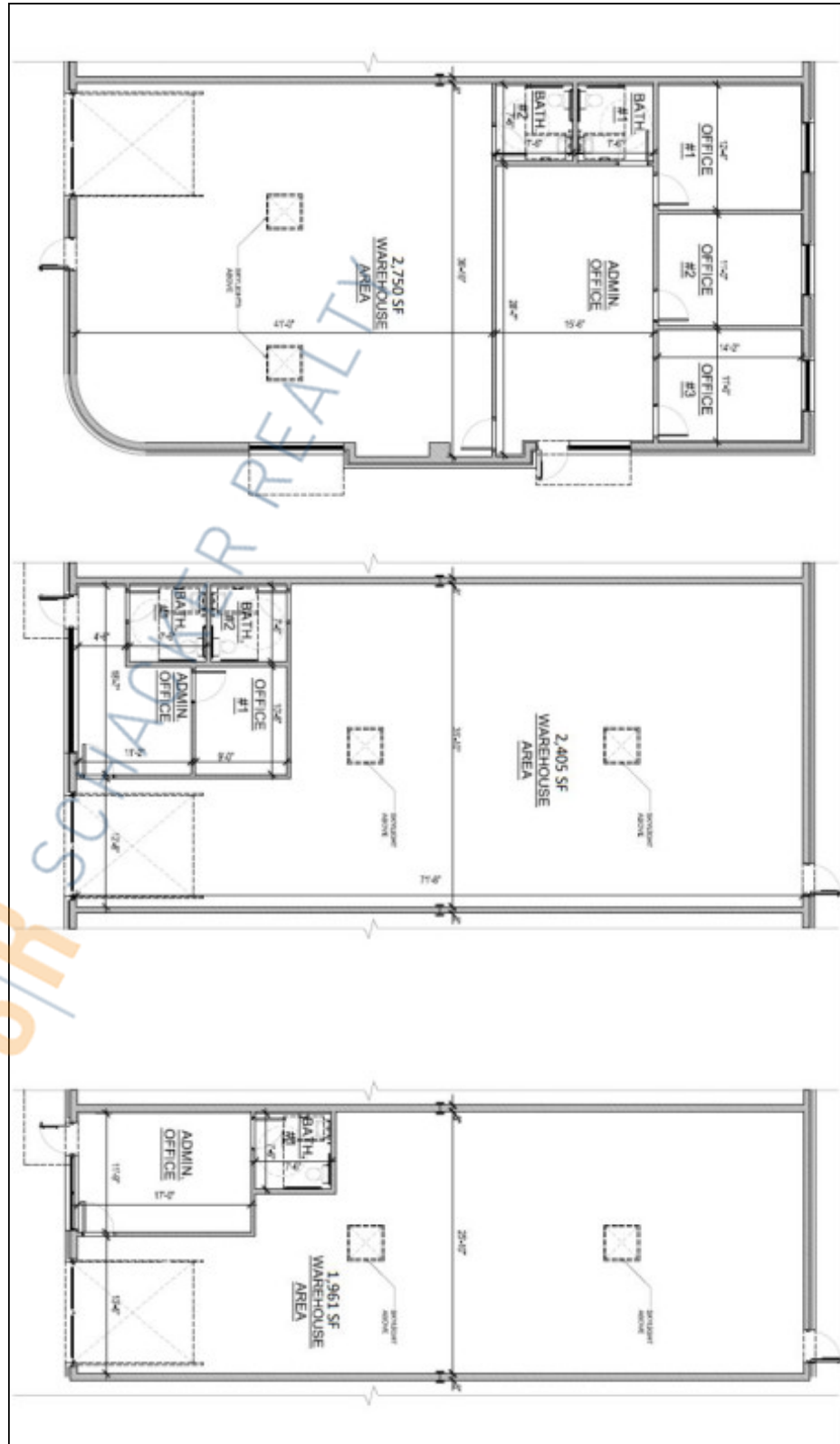
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