

**7,469 sq. ft. of Industrial Space For Lease**  
**578 Oak St, Copiague**



### Specifications:

Building Size:	7,469 sq. ft.
Lot Size:	0.28 Acres
Office Space:	10%
Ceiling Height:	12.5'
Loading:	1 Dock(s), 1 Drive-in(s)
Power:	600 amps
A/C:	None
Parking:	10

### Pricing and Timing:

Occupancy:	1/1/2025
Lease Price:	\$16.00/sq. ft. Gross

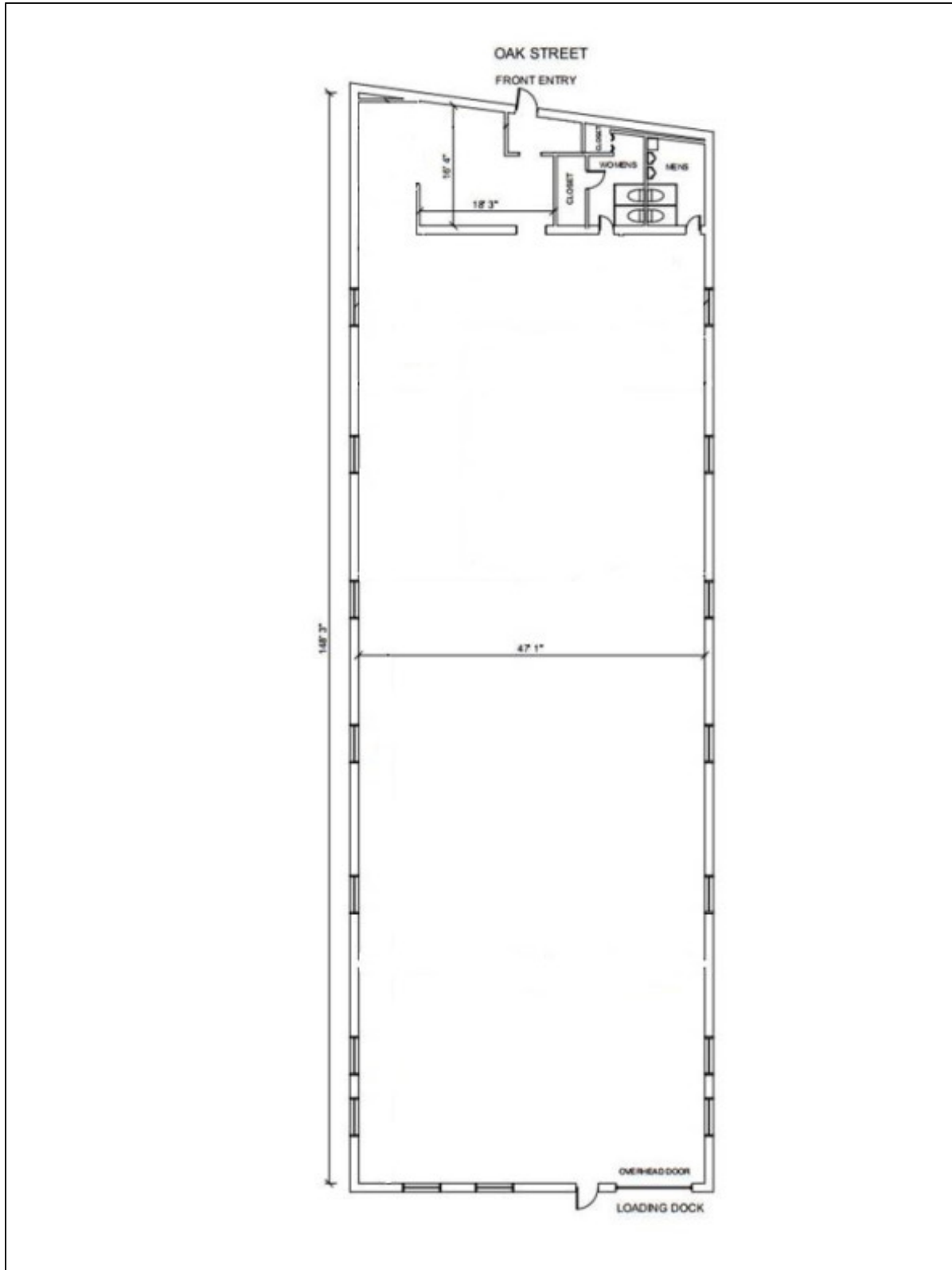
- Convenient clear-span warehouse with a loading dock
- Drive-in door is narrow
- Great visibility
- Walking distance to Copiague LIRR
- Fenced lot
- New LED lighting

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RE Broker & Instructor

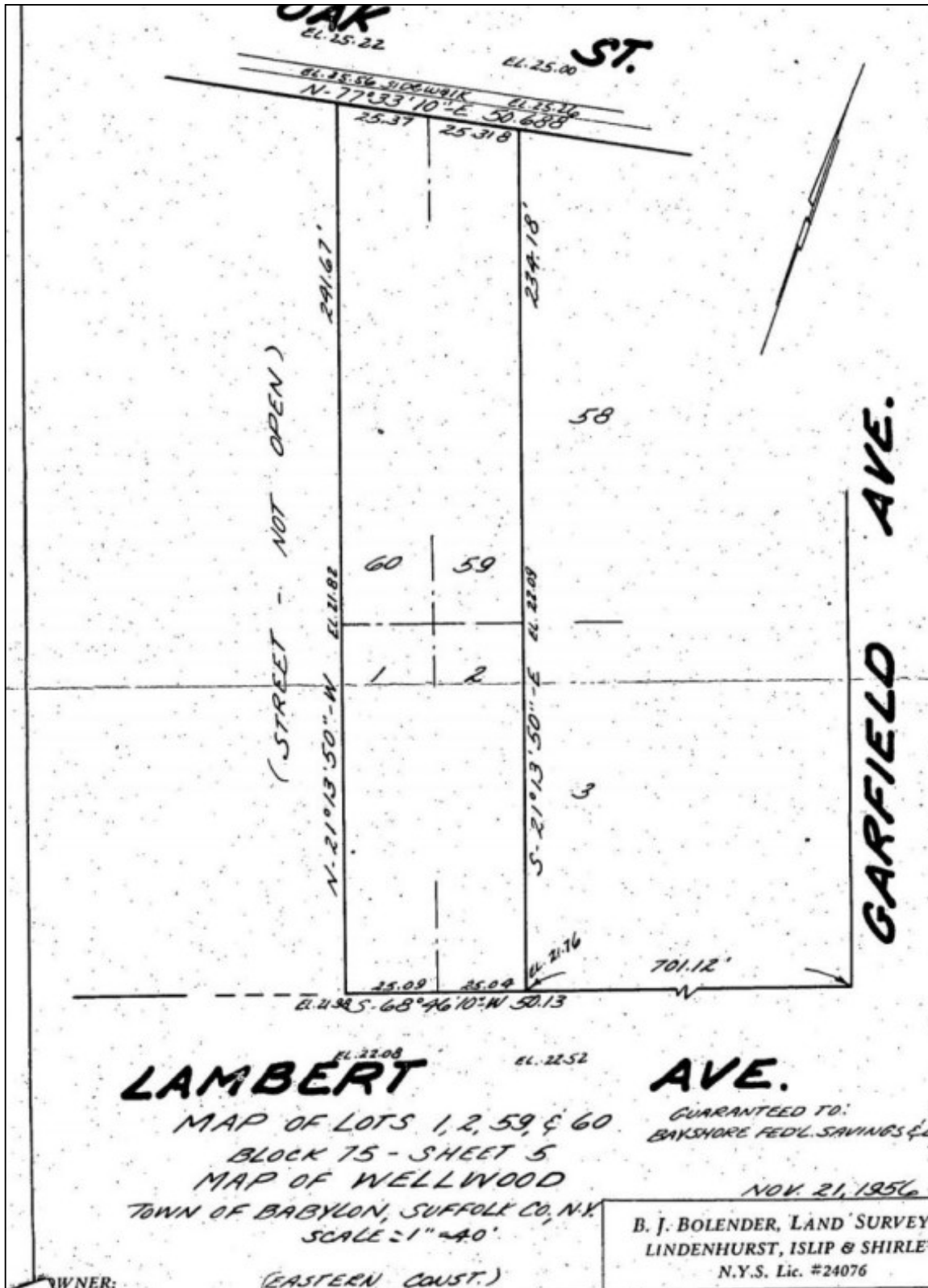
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