

**6,205 sq. ft. of Industrial Space For Lease**  
**1150 Lincoln Ave, Holbrook**



**Specifications:**

<b>Building Size:</b>	<b>27,030 sq. ft.</b>
<b>Lot Size:</b>	<b>2.62 Acres</b>
<b>Office Space:</b>	<b>17.25%</b>
<b>Ceiling Height:</b>	<b>18.0'</b>
<b>Loading:</b>	<b>1 Dock(s), 2 Drive-in(s)</b>
<b>Power:</b>	<b>200 amps</b>
<b>A/C:</b>	<b>Offices Only</b>
<b>Parking:</b>	<b>61</b>

**Pricing and Timing:**

<b>Occupancy:</b>	<b>4/1/2025</b>
<b>Lease Price:</b>	<b>\$18.00/sq. ft.</b> <b>Gross+CAM</b>

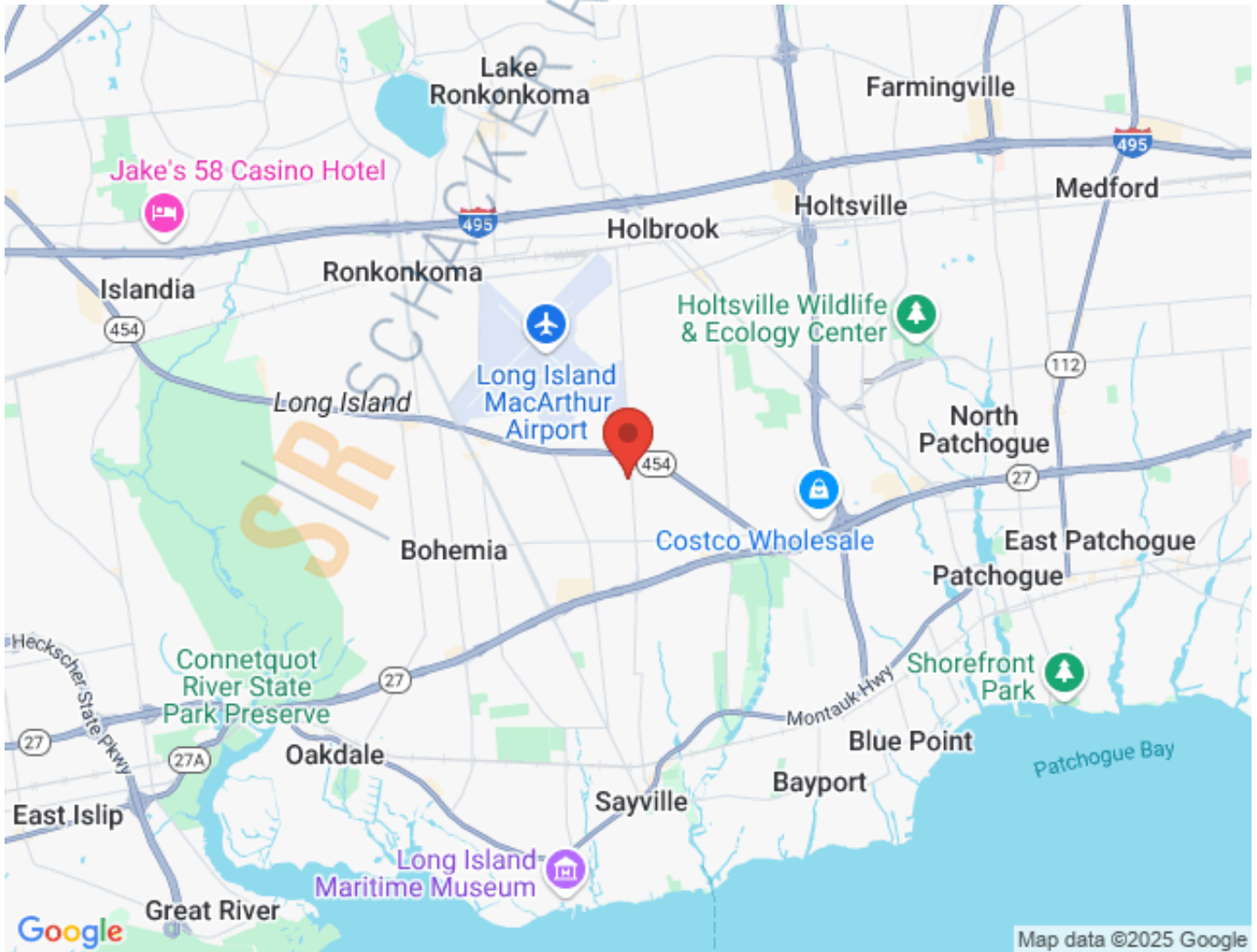
**6,205 sf industrial space • One oversized (12' x 14') drive-in door, fenced in yard, • illuminated tenant directory access to Sunrise & Veterans Highway • Zoned for outside storage**

**For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)**

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

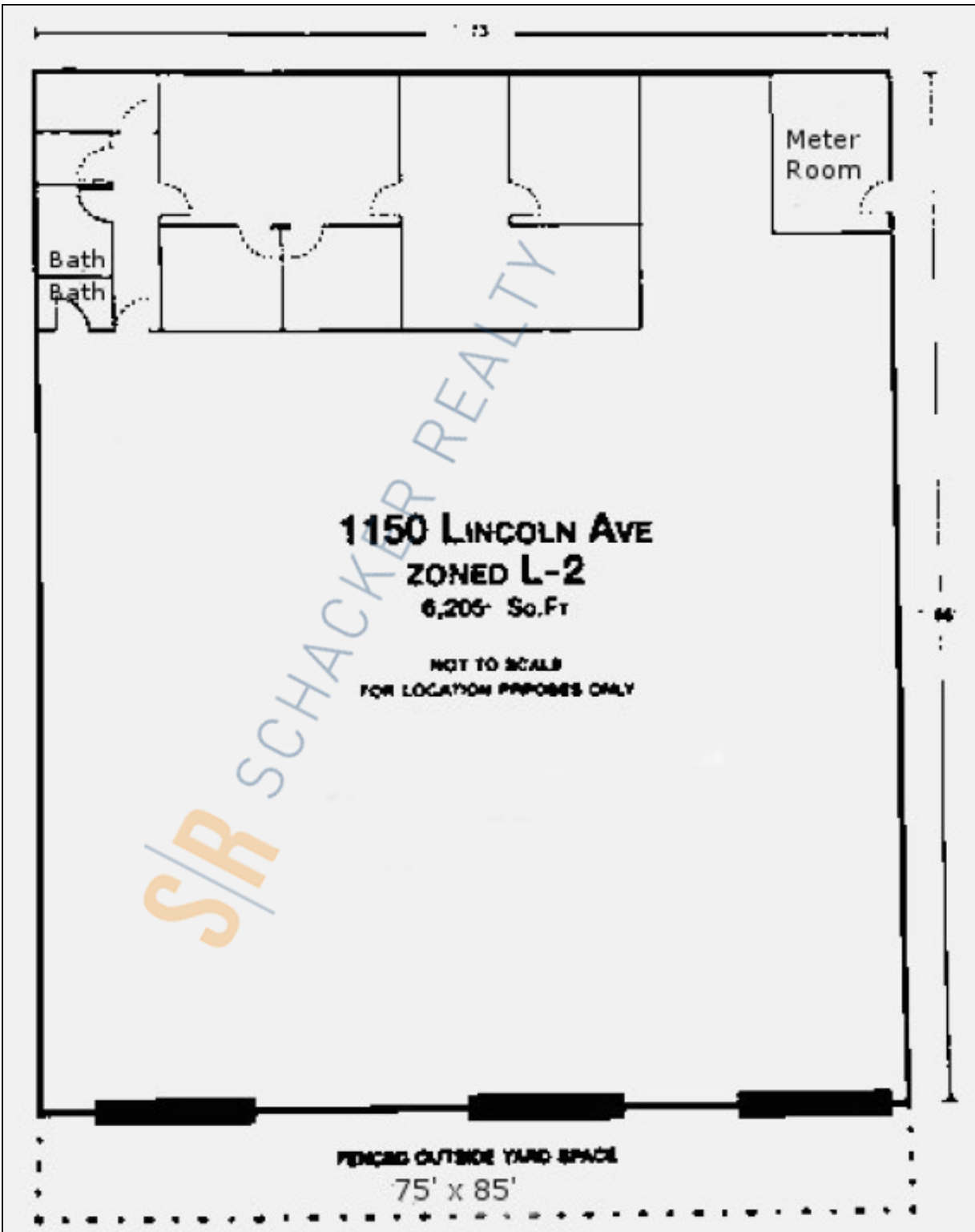
Measurements may be estimates and information shown should not be relied upon without independent verification.

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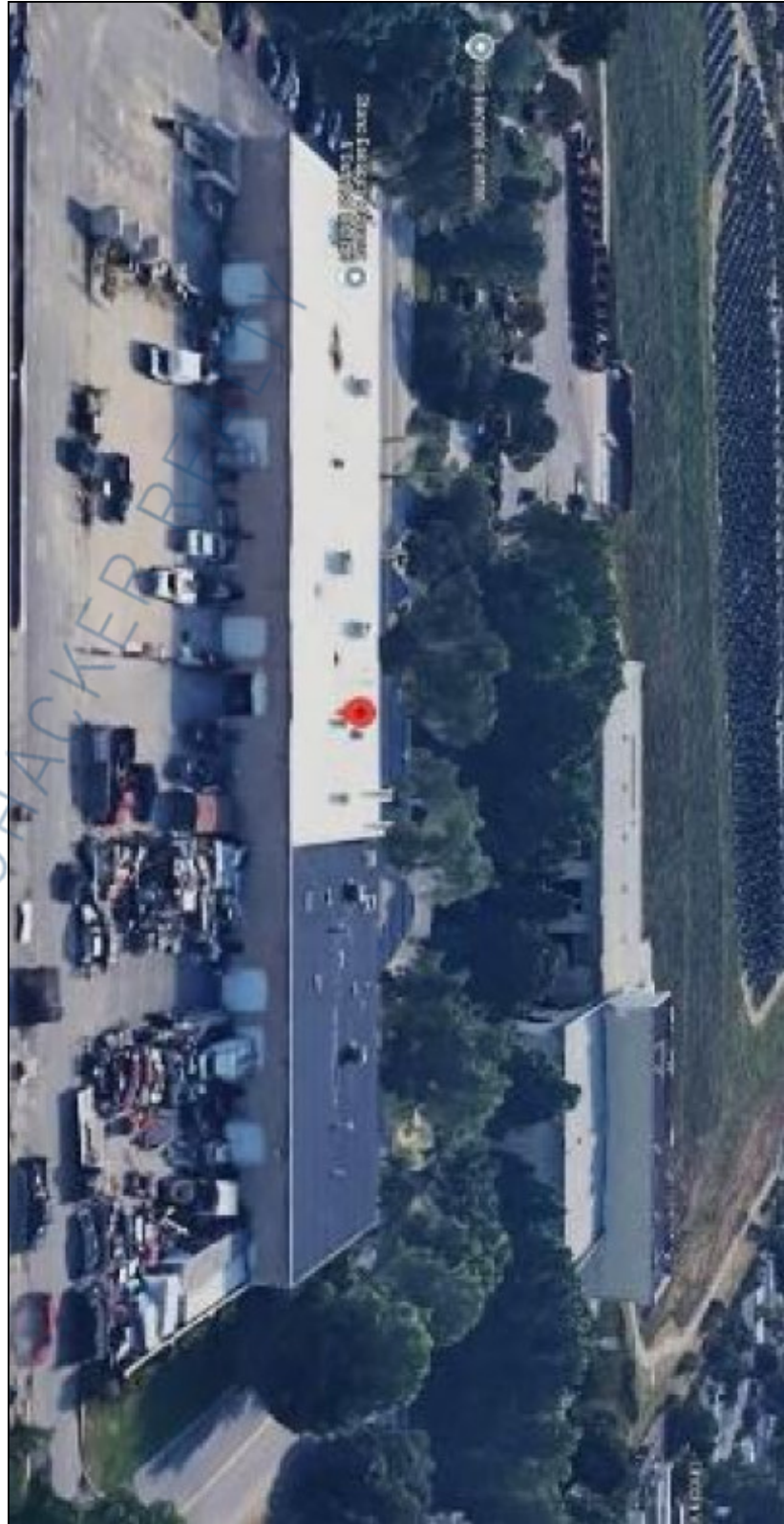
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