

575 UNDERHILL BLVD, STE 225



FOR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	236,776 SF
AVAILABLE SPACE:	10,000 SF
OFFICE:	6200
CEILING HEIGHT:	18'
HEAT:	
POWER:	400 AMPS
SEWER:	
SPRINKLERED:	YES
PARKING:	0
OCCUPANCY:	
ASKING LEASE PRICE:	\$ 26.00
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	2
DRIVE INS:	1

PROPERTY FEATURES

- PRICE: \$26 PSF + ELECTRIC
- THE BUILDING FEATURES MORE THAN AMPLE PARKING, 24/7 TENANT ACCESS, A CAFE, AND IS HANDICAPPED ACCESSIBLE. IT IS STRATEGICALLY POSITIONED IN CENTRAL SYOSSET IN A THRIVING BUSINESS COMMUNITY WITH A WELL-EDUCATED WORK FORCE AND IS ADJACENT TO LODGING AND SHOPPING. A PRIME NASSAU COUNTY LOCATION, THE PROPERTY IS SITUATED ON THE CORNER OF JERICHO TURNPIKE AND UNDERHILL BOULEVARD, BETWEEN ROUTE 135 AND ROUTES 106 AND 107. THIS LOCATION PROVIDES EASY ACCESS TO ALL TRANSPORTATION ROUTES AND IS IN CLOSE PROXIMITY TO THE LONG ISLAND RAILROAD (SYOSSET STATION) AS WELL AS NORTH SHORE LIJ HOSPITAL.

FOR MORE INFORMATION CONTACT BOKERS:

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