

170 EXPRESS STREET

PLAINVIEW, NEW YORK

FOR SUBLEASE | FREESTANDING INDUSTRIAL BUILDING

FREESTANDING INDUSTRIAL BUILDING IN EXCELLENT LOCATION

3,500 SF OF REFRIGERATION AVAILABLE



PROPERTY SPECIFICATIONS:

Building Size:	± 42,233 SF
Office Space:	± 2,000 SF
Lot Size:	2.27 Acres
Ceiling Height:	16'
Loading:	6 Loading Docks (4 Dock-High Tailgates) 2 Large Drive-In Doors
Power:	Abundant
Sprinklered:	Fully
Sewers:	Yes
Heat:	Gas
Parking:	Ample
Parcel ID:	Section 13, Block 97, Lots 16 & 23
Asking Sub Lease Price:	\$13.50 PSF Gross
Lease Term:	Lease expires March 2028 (Approx. 7.5 years remaining)

PROPERTY HIGHLIGHTS:

- Highly functional free standing building
- Located directly off the Long Island Expressway exit 46.
- 3,500 SF of refrigeration
- Heavy power, well distributed throughout the facility.



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Jason Miller, Managing Principal | 516.413.1690 | jmiller@pcrellc.com
Jeff Schwartzberg, Managing Principal | 516.857.8013 | jbs@pcrellc.com

PREMIER COMMERCIAL RE LLC.

1670 Old Country Road., Ste. 219

Plainview, NY 11803

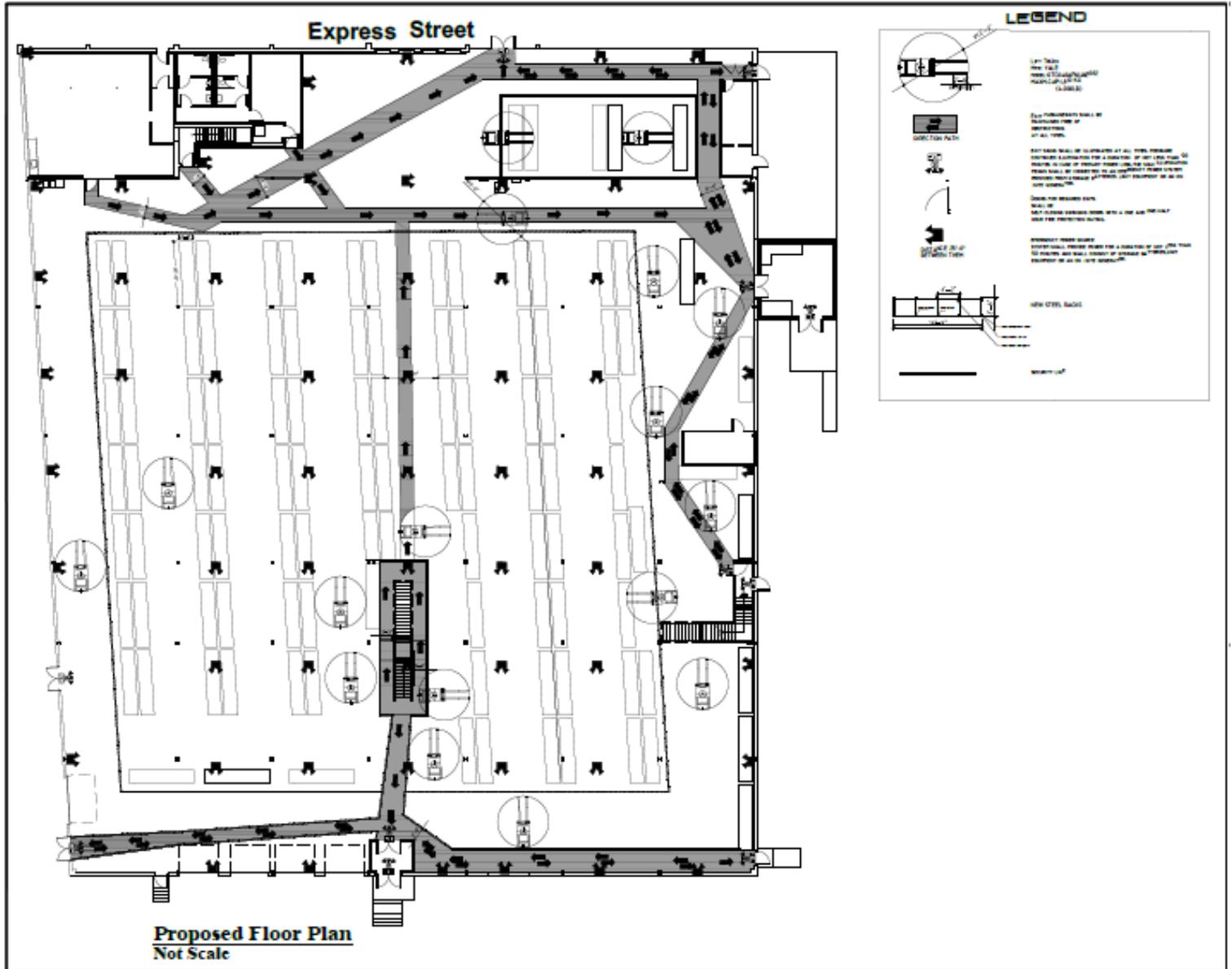
Tel. 516-284-8000 | www.pcrellc.com

170 EXPRESS STREET

PLAINVIEW, NEW YORK

FOR SUBLEASE | FREESTANDING INDUSTRIAL BUILDING

FLOOR PLAN:



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Jason Miller, Managing Principal | 516.413.1690 | jmill@pcrellc.com
Jeff Schwartzberg, Managing Principal | 516.857.8013 | jbs@pcrellc.com

PREMIER COMMERCIAL RE LLC.
1670 Old Country Road., Ste. 219
Plainview, NY 11803
Tel. 516-284-8000 | www.pcrellc.com