

101-125 COMAC ST, STE 2

FOR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	103,000 SF
AVAILABLE SPACE:	9,785 SF
OFFICE:	0
CEILING HEIGHT:	9'6
HEAT:	GAS
POWER:	600 AMPS
SEWER:	
SPRINKLERED:	YES
PARKING:	421
OCCUPANCY:	IMMEDIATE
ASKING LEASE PRICE:	\$ 19.50
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	3

PROPERTY FEATURES

- SUITE 2
- PRICE: \$18.50 PSF + \$1 CAM
- EACH UNIT HAS A PRIVATE ENTRANCE, IS 100% SPRINKLERED, AND IS INDIVIDUALLY METERED FOR BOTH ELECTRIC AND GAS. THE PARKING RATIO IS 4.3/1000 SQUARE FEET, WITH A NEW PARKING LOT COMPLETED IN 2017.
- IT IS PART OF THE 661,000-SQUARE-FOOT EQUI-PARK COMPLEX COMPRISED OF EIGHT PRESTIGIOUS BUILDINGS THAT OFFER A COMBINATION OF OFFICE, R&D AND INDUSTRIAL SPACE. PROVIDING FLEXIBLE WORKPLACE SOLUTIONS, THE BUILDINGS FEATURE VARIOUS SIZED UNITS, AS WELL AS AMPLE PARKING AND DOCKS THAT ARE ATTRACTIVE TO A VARIETY OF COMPANIES, FROM SMALLER, PRIVATELY OWNED ORGANIZATIONS TO LARGE PUBLICLY HELD CORPORATIONS. SITUATED ON 50 ACRES IN SUFFOLK COUNTY, EQUI-PARK IS STRATEGICALLY POSITIONED NEAR THE LONG ISLAND EXPRESSWAY AND MACARTHUR AIRPORT AS WELL AS MULTIPLE TRANSPORTATION ROUTES.

FOR MORE INFORMATION CONTACT BOKERS:

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