

332 DANTE CT, UNIT A

FOR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	12,680 SF
AVAILABLE SPACE:	3,300 SF
OFFICE:	1300
CEILING HEIGHT:	16'
HEAT:	GAS
POWER:	0 AMPS
SEWER:	
SPRINKLERED:	
PARKING:	20
OCCUPANCY:	IMMEDIATE
ASKING LEASE PRICE:	\$ 16.50
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	1

PROPERTY FEATURES

- ASKING PRICE: \$16.50 PSF /GROSS
- LEASE TERM: NEGOTIABLE
- RE TAXES: BASE YEAR INCLUDED
- PARKING: AMPLE
- APPROX 30% OFFICE SPACE
- PART OF A 12,680 SF INDUSTRIAL-WAREHOUSE BUILDING SITUATED ON A 0.87-ACRE LOT AT THE END OF THE CUL-DE-SAC.
- GREAT LOCATION - NORTH OF SUNRISE HWY., JUST OFF OF VETERANS MEMORIAL HWY., WITHIN 10 MINUTES OF LIRR AND LI MACARTHUR AIRPORT.
- TENANT TO PAY TAX INCREASES, GENERAL LIABILITY/PROPERTY INSURANCE, SNOW REMOVAL, AND HVAC CONTRACT (BILLED SEPARATELY).
- 700 SF OF THE 1,300 SF OFFICE SPACE CAN BE CONVERTED BACK TO WAREHOUSE SPACE IF NEEDED.

FOR MORE INFORMATION CONTACT BOKERS:

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