

101-125 COMAC ST, STE 3-4

FOR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	73,000 SF
AVAILABLE SPACE:	4,140 SF
OFFICE:	0
CEILING HEIGHT:	16'
HEAT:	GAS
POWER:	400 AMPS
SEWER:	
SPRINKLERED:	YES
PARKING:	421
OCCUPANCY:	IMMEDIATE
ASKING LEASE PRICE:	\$ 17.00
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	1

PROPERTY FEATURES

- PRICE: \$16 PSF + \$1 CAM
- THE BUILDING ALSO FEATURES SMALL OFFICE SPACES IN THE FRONT OF THE BUILDING. IT HAS FOURTEEN 4,200 SF UNITS WITH 16' CLEAR CEILING HEIGHTS. IT IS PART OF THE 660,000-SQUARE-FOOT EQUI-PARK COMPLEX, COMPRISED OF EIGHT PRESTIGIOUS BUILDINGS HAVING A COMBINATION OF LARGE AND SMALL INDUSTRIAL, OFFICE, AND R&D SPACES. PROVIDING FLEXIBLE WORKPLACE SOLUTIONS, THE COMPLEX FEATURES VARIOUS-SIZED UNITS, WITH BOTH DOCKS AND DRIVE-INS, AS WELL AS AMPLE PARKING THAT IS ATTRACTIVE TO 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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