

# 33 COMAC LOOP, SUITE 16B2

## FOR LEASE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

|                          |            |
|--------------------------|------------|
| BUILDING SIZE:           | 661,000 SF |
| AVAILABLE SPACE:         | 810 SF     |
| OFFICE:                  | 0          |
| CEILING HEIGHT:          | 16'0       |
| HEAT:                    | GAS        |
| POWER:                   | 200 AMPS   |
| SEWER:                   | CITY       |
| SPRINKLERED:             | YES        |
| PARKING:                 | 61         |
| OCCUPANCY:               | IMMEDIATE  |
| ASKING LEASE PRICE:      | \$ 13.50   |
| ASKING SALE PRICE:       | \$ 0.00    |
| NUMBER OF LOADING DOCKS: | 0          |
| DRIVE INS:               | 2          |

### PROPERTY FEATURES

- PRICE: \$13.50 PSF + UTILITIES
- THEY OFFER A COMBINATION OF OFFICE, R&D, AND INDUSTRIAL SPACE IN SUFFOLK COUNTY, LONG ISLAND. 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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