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.