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.