

# 57 DENTON AVENUE

NEW HYDE PARK, NEW YORK

FOR LEASE | FREESTANDING INDUSTRIAL BUILDING

**PREMIER**  
COMMERCIAL REAL ESTATE

“SPOTLESS” INDUSTRIAL UNIT WITH LARGE YARD CLOSE TO NASSAU/QUEENS BORDER!



## PROPERTY SPECIFICATIONS:

Building Space:	± 15,530 SF
Office Space:	± 3,200 SF (20%)
Ceiling Height:	15' Clear
Loading:	1 Loading Dock 1 Drive-In Door
Power:	Ample
Sprinklered:	Fully
Sewers:	Yes
Parking:	Large yard
Asking Lease Price:	\$16.50 PSF Gross

## PROPERTY HIGHLIGHTS:

- Warehouse floors & walls recently cleaned and painted
- Loading Dock fits 53-foot trailers
- Easily accessible to the Long Island Expressway
- Office space has been well maintained, with natural light throughout
- Large yard offers on-site parking for approx. 10-12 vehicles



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

JB (Jeff) Schwartzberg, Managing Principal | 516-857-8013 | jbs@pcrellc.com  
Jason Miller, Managing Principal | 516-413-1690 | jmiller@pcrellc.com

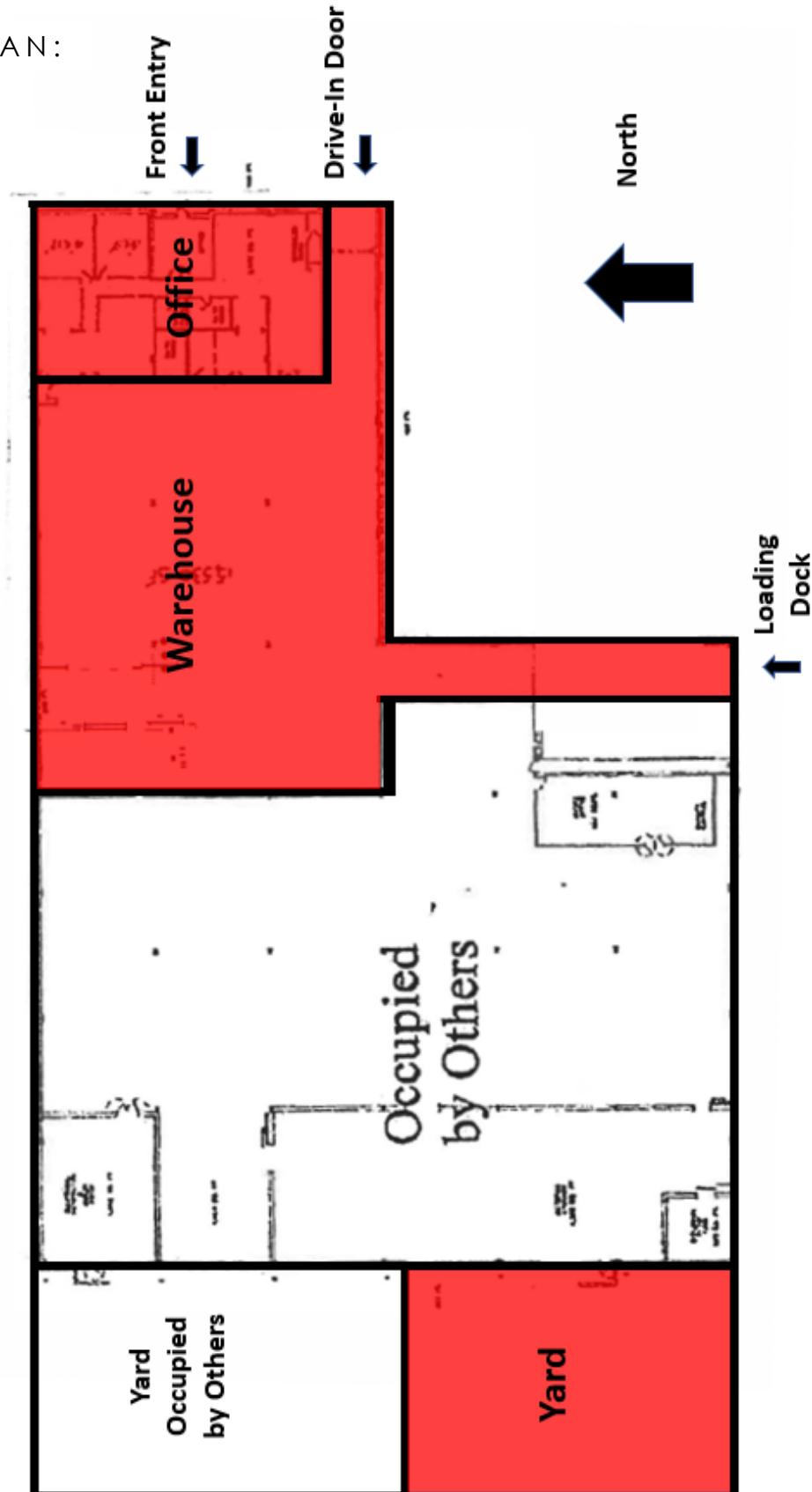
**PREMIER COMMERCIAL RE LLC**  
1670 Old Country Road., Ste. 219  
Plainview, NY 11803  
Tel. (516) 284-8000 | www.pcrellc.com

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FLOOR PLAN:



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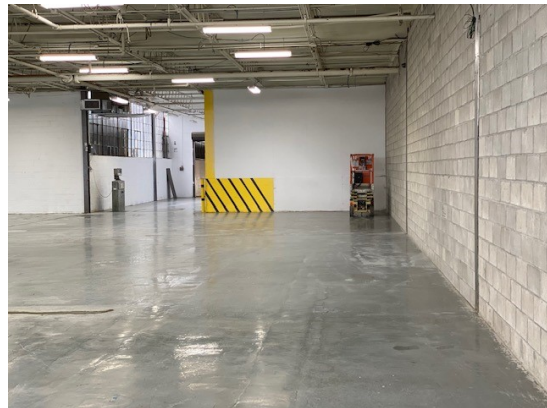
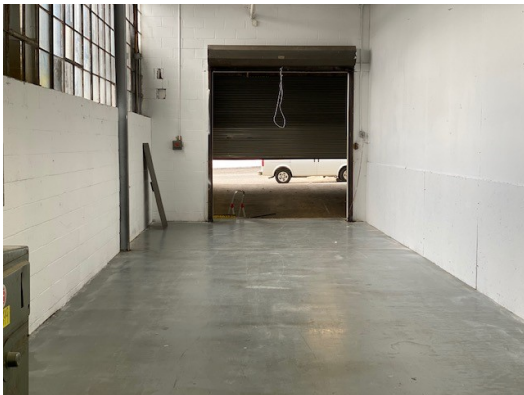
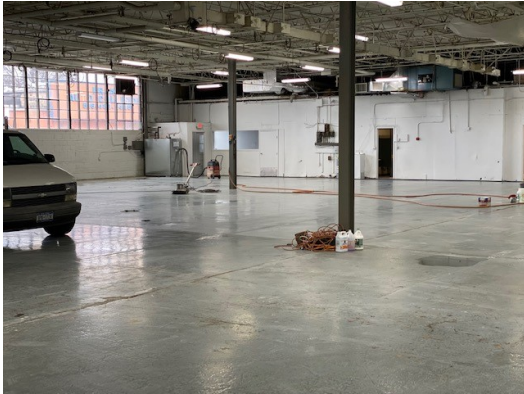


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