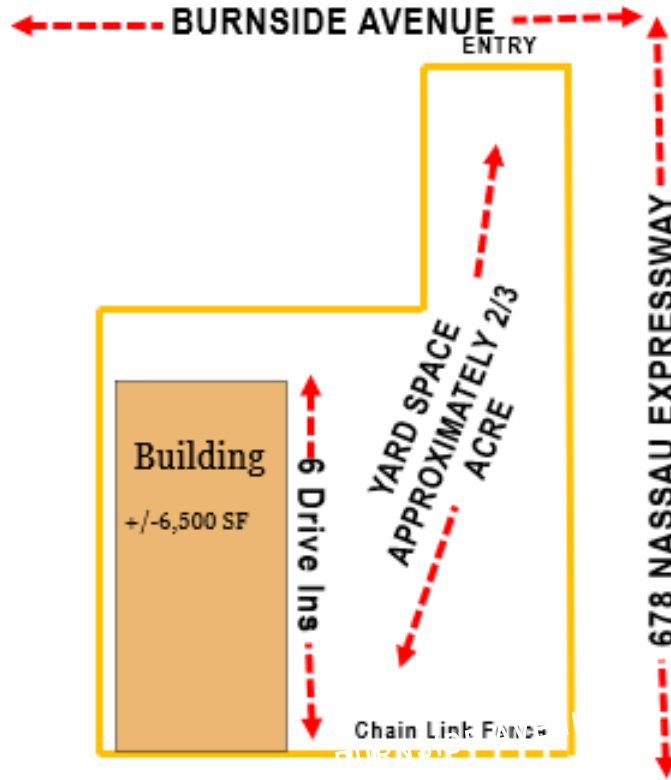


# 31 GARDEN LANE

LAWRENCE, NEW YORK

FOR LEASE | INDUSTRIAL UNIT

VERY RARE AND UNIQUE OFFERING



## PROPERTY SPECIFICATIONS:

Available Space:	± 6,500 SF
Office Space:	None
Lot Size:	± 0.80 Acres
Ceiling Height:	24' Clear
Heat:	Gas
Drive In(s):	6 Oversized Roll UP Drive in Doors 16' H x 16' W
Columns:	Open Column –Free Space
Overhead Cranes:	Two (3 Ton)
Power:	Abundant
Sewers:	Yes
Sprinklered:	Fully
Parking:	Private Yard
Occupancy:	Immediate
Lease Term:	Flexible / To be Arranged
Asking Lease Price:	\$10,950 [including base year taxes]

## PROPERTY HIGHLIGHTS:

- Private Fenced Yard For Outside Vehicles / Material Storage and Parking
- Large Vehicle Maintenance, Storage and Repair
- Huge Exposure with Direct Frontage on Nassau Expressway
- Located on highly desirable Queens /Nassau Border
- Near JFK Airport
- Excellent for Large Vehicle Repairs and Storage
- Zoned: Industrial Y District -which allows for a wide variety of uses

FOR MORE INFORMATION CONTACT BROKER:

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