

# 260 SPAGNOLI RD

## FOR LEASE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

BUILDING SIZE:	179,000 SF
AVAILABLE SPACE:	59,000 SF
OFFICE:	6500
CEILING HEIGHT:	22'
HEAT:	OIL (FIRED)
POWER:	0 AMPS
SEWER:	YES
SPRINKLERED:	YES
PARKING:	0
OCCUPANCY:	SPRING 2018
ASKING LEASE PRICE:	\$ 17.25
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	4
DRIVE INS:	1

### PROPERTY FEATURES

- EASY ACCESS TO ROUTE 110, SOUTHERN STATE PARKWAY, LONG ISLAND EXPRESSWAY, AND THE NORTHERN STATE PARKWAY
- WELL LOCATED AND SUITED FOR A WIDE ARRAY OF USES
- BUILDING CONNECTED TO SEWERS TO SUPPORT MULTIPLE USES
- IDEAL FOR A WAREHOUSING/DISTRIBUTION, R&D, MANUFACTURING AND RETAIL SALE OF RELATED ON SITE MANUFACTURED PRODUCTS
- ENERGY EFFICIENT LED LIGHTING THROUGHOUT

#### FOR MORE INFORMATION CONTACT BOKERS:

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