

260 SPAGNOLI RD

FOR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	179,000 SF
AVAILABLE SPACE:	66,500 SF
OFFICE:	6500
CEILING HEIGHT:	22'
HEAT:	OIL (FIRED)
POWER:	0 AMPS
SEWER:	YES
SPRINKLERED:	YES
PARKING:	0
OCCUPANCY:	SPRING 2018
ASKING LEASE PRICE:	\$ 12.95
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:
Jeffrey Schwartzberg, Managing Principal | (516) 284-8000 | jbs@pcrellc.com
Jason Miller, Managing Principal | (516) 284-8000 | jmiller@pcrellc.com

PREMIER COMMERCIAL RE LLC
1670 Old Country Road, Suite 219
Plainview, NY 11803
Tel. 516-284-8000
www.pcrellc.com