

# 66-70 AUSTIN BLVD

## FOR SUB-LEASE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

BUILDING SIZE:	40,000 SF
AVAILABLE SPACE:	36,000 SF
OFFICE:	5800
CEILING HEIGHT:	17'0
HEAT:	GAS
POWER:	400 AMPS
SEWER:	
SPRINKLERED:	YES
PARKING:	100
OCCUPANCY:	IMMEDIATE
ASKING LEASE PRICE:	\$ 14.50
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	1
DRIVE INS:	1

### PROPERTY FEATURES

- - CLOSE TO LIE, SUNKEN MEADOW AND THE NORTHERN STATE PKWYS AND LIRR-BRENTWOOD/DEER PARK STATIONS
- - TOP OF LINE FIRESTONE EPDM ROOF INSTALLED IN 2015 WITH TRANSFERRABLE 20 YEAR WARRANTY
- - MULTIPLE ELECTRICAL SERVICES AND BUILDING IS DIVISIBLE MULTIPLE OPTIONS: 36K/4,/ OR 20K /16K/4K
- - INCOME PRODUCING TENANT IN 4,000 SF UNIT WITH TERM.

#### 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

500 N Broadway Suite # 105,  
Jericho, NY 11753  
Tel. 516-284-8000  
www.pcrellc.com