

40 ROSELLE ST

FOR LEASE | INDUSTRIAL/FLEX & RD

GREAT OPPORTUNITY



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	11,790 SF
AVAILABLE SPACE:	5,100 SF
OFFICE:	1500
CEILING HEIGHT:	12'0
HEAT:	GAS
POWER:	400 AMPS
SEWER:	CITY
SPRINKLERED:	
PARKING:	16
OCCUPANCY:	
ASKING LEASE PRICE:	\$ 28.23
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	1

PROPERTY FEATURES

- O EXCELLENT FOR CONTRACTOR/DISTRIBUTION/ASSEMBLY
- O IDEAL FOR LIGHT MANUFACTURING, R&D AND WAREHOUSING
- O CLOSE TO JERICO TURNPIKE, L.I.E., NORTHERN STATE AND MEADOWBROOK PARKWAYS
- O ROOF RECENTLY SERVICED
- O PARKING LOT/YARD RECENTLY PAVED
- O FABULOUS WESTERN NASSAU LOCATION (MINUTES TO QUEENS BORDER)

FOR MORE INFORMATION CONTACT BOKERS:
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