

11,107 sq. ft. Industrial Building
Available For Lease



910 N Wellwood Ave, Lindenhurst



Specifications:

Building Size:	11,107 sq. ft.
Lot Size:	0.64 Acres
Office Space:	+/- 5%
Ceiling Height:	16.0' @8,785 sq. ft. 18.0' @2,322 sq. ft.
Loading:	2 Drive-in Doors (12' x 12')
Power:	400 amps
A/C:	Offices
Heat:	Gas
Sprinklers:	Yes
Sewers:	Yes
Parking:	25

Pricing and Timing:

Lease Price:	\$15.00/sq. ft. NET
Taxes:	\$28,560.00 (\$2.57/sq. ft.)
Occupancy:	Q1 2026

Features:

- Great visibility on main road
- Free standing building
- Large fenced-in paved yard
- Possible outdoor storage with permits
- Close proximity to Southern State Parkway and Sunrise Highway
- Industrial G Zoning – Town of Babylon

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