



165,000 sq. ft. Available For Sublease (divisible - see chart) 1111 Marcus Avenue, Lake Success, NY



Possible Divisions	Unit A †	Unit B †*	Unit C
Available Sq. Ft.:	165,100	150,000	120,000
Office Sq. Ft.:	40,000	40,000	10,000
A/C:	Full	Office	Office
Heat:	Gas	Gas	Gas
Sprinklers	Full	Full	Full
Loading:	9 Docks 4 Drive-ins	9 Docks 4 Drive-ins	9 Docks 4 Drive-ins
Ceiling Ht:	16-18'	16'-18'	16'-18'
Sewers:	Yes	Yes	Yes
Columns:	40' x 60'	40' x 80'	40' x 80'
Parking:	Abundant	Abundant	Abundant
Lease price (gross):	\$10.00/sq. ft.	\$10.00/sq. ft.	\$7.00/sq. ft.

† Units A & B Include 30,000 sq. ft. of 2nd story office space 750' long x 40' wide

* Unit A includes a 15,100 sq. ft. truck garage located across the street from the main building.
Garage has an additional 11 drive-in doors

Contact: Schacker Realty 631-293-3700

All information is subject to errors, omissions, modification, and withdrawal.

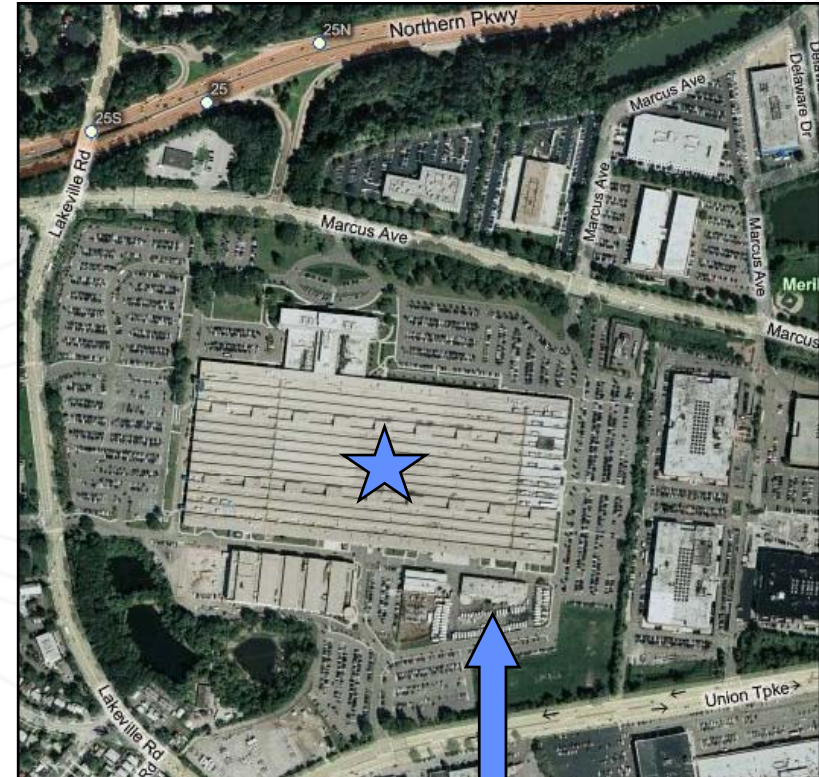
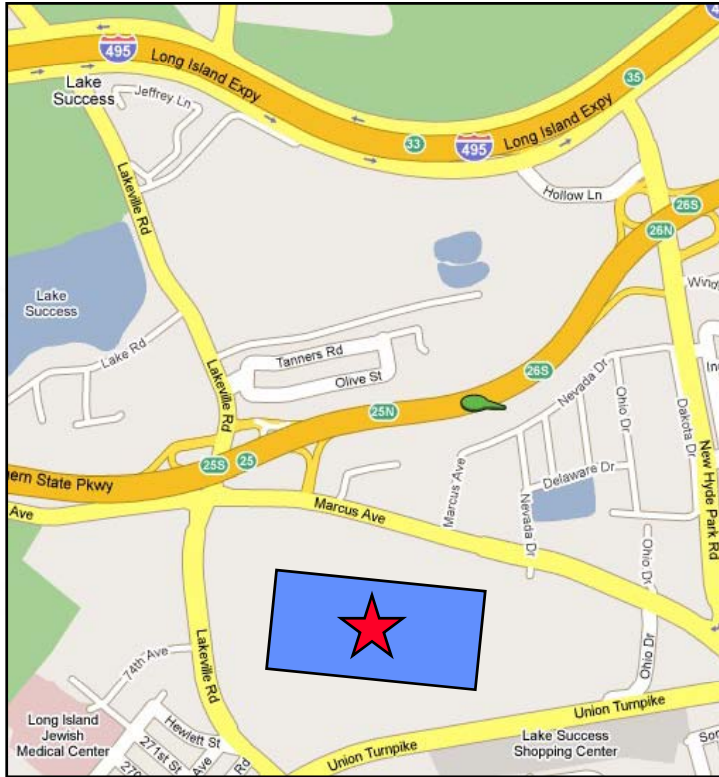
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



1111 Marcus Avenue, Lake Success, NY Map & Aerial View

Schacker Real Estate Corp.

www.schackerrealty.com

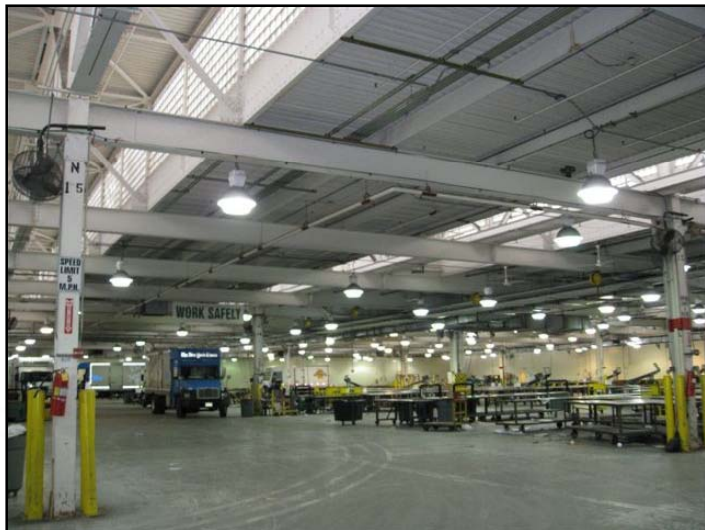


15,100 sq. ft. garage
with 11 drive-in doors



1111 Marcus Avenue, Lake Success, NY

Photos



Schacker Real Estate Corp.

www.schackerrealty.com