



SCHACKER REALTY & ASHLIND PROPERTIES

57,590/SF or 46,880/SF Industrial Building for Long Term Sublease
1401 Lakeland Ave, Bohemia NY 11716



Sublessor prefers to sublet entire space but will consider dividing to 46,880/sf for a company that is prepared to grow into the entire building within 2 years.

Building Size: 57,590 sq. ft.

Lot Size: 3.90 acres

Lease Price: \$12.25 net

Taxes: \$2.49/sf

CAM & Ins: Actual

Occupancy: 7/1/2022

Term: **Sublease expires 2039,**
7+ year lease term
preferred. Term
expires 3/2039.

Property Specifications:

6,100 sq. ft. office

1200 amps of power

Fully sprinklered

+/-18' clear ceiling height

+/-35' x 36' column span

4 loading docks, 3 drive-ins

1,200 amps @ 277/480 v.

Gas heat

Septic

Property Features:

Modern freestanding building

Class A offices

LED lighting / motion sensors

Ample employee parking

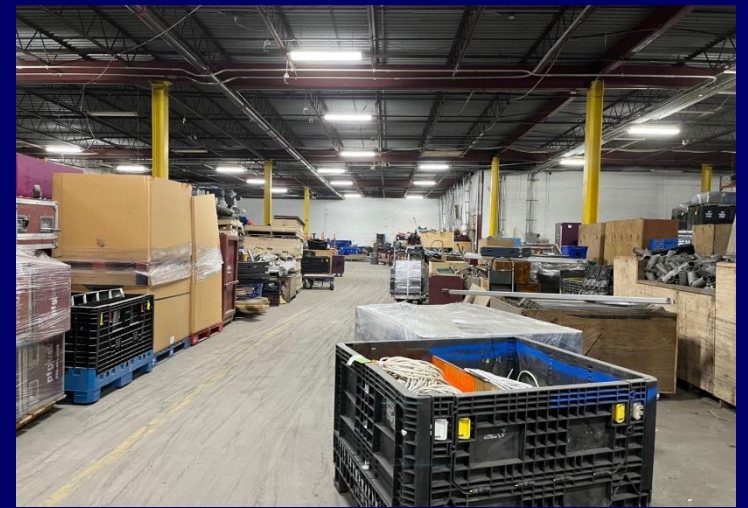
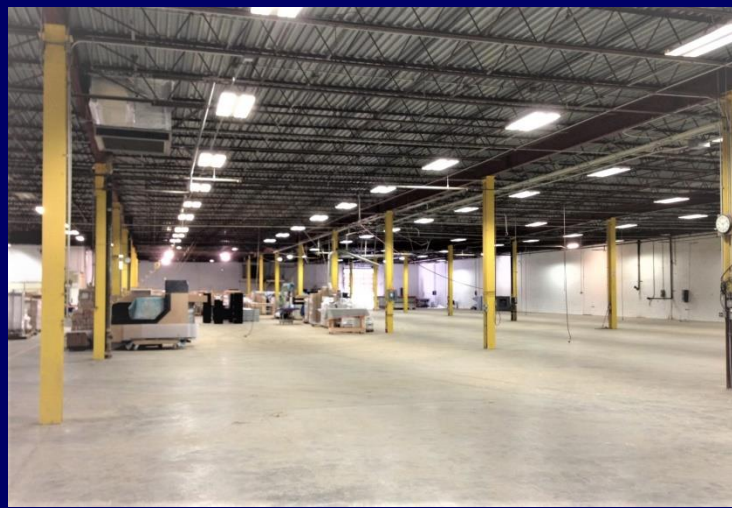
Ample trailer swing room

Large rear yard idea for fleets
& building material suppliers.

Tax abatement available from
Town of Islip IDA.

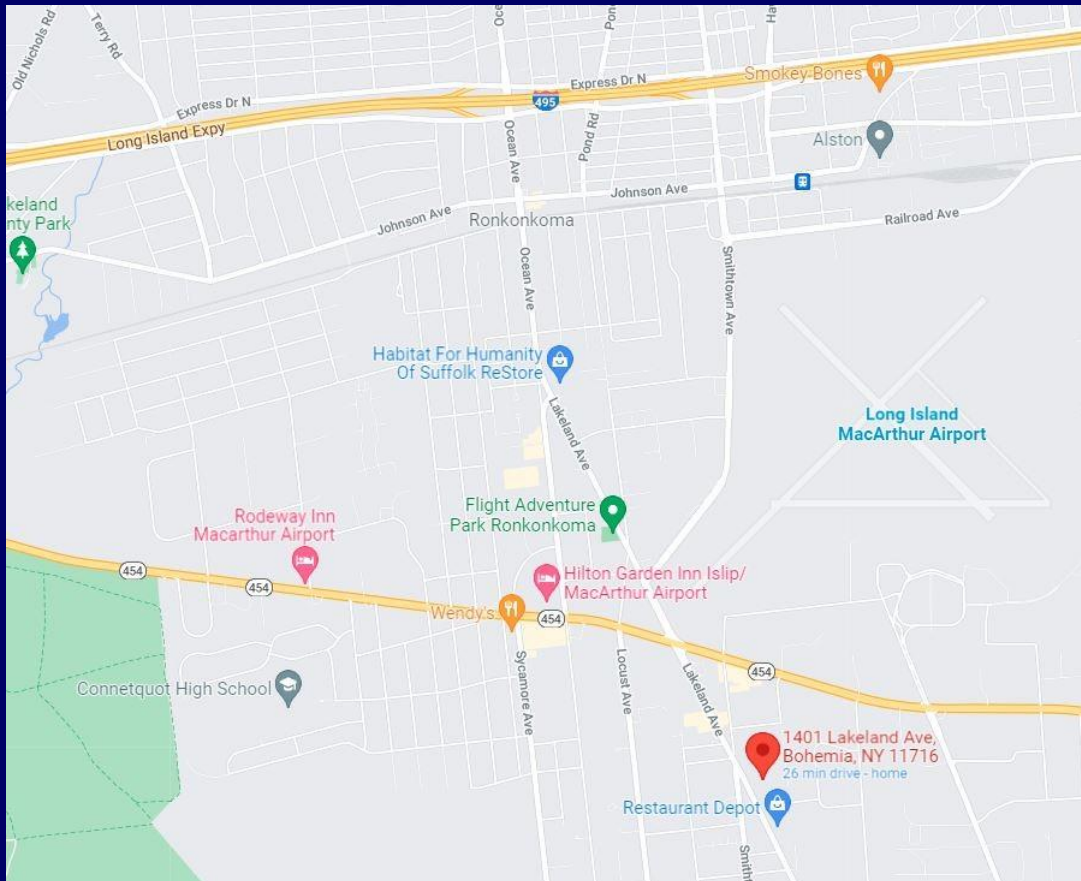
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Location Map

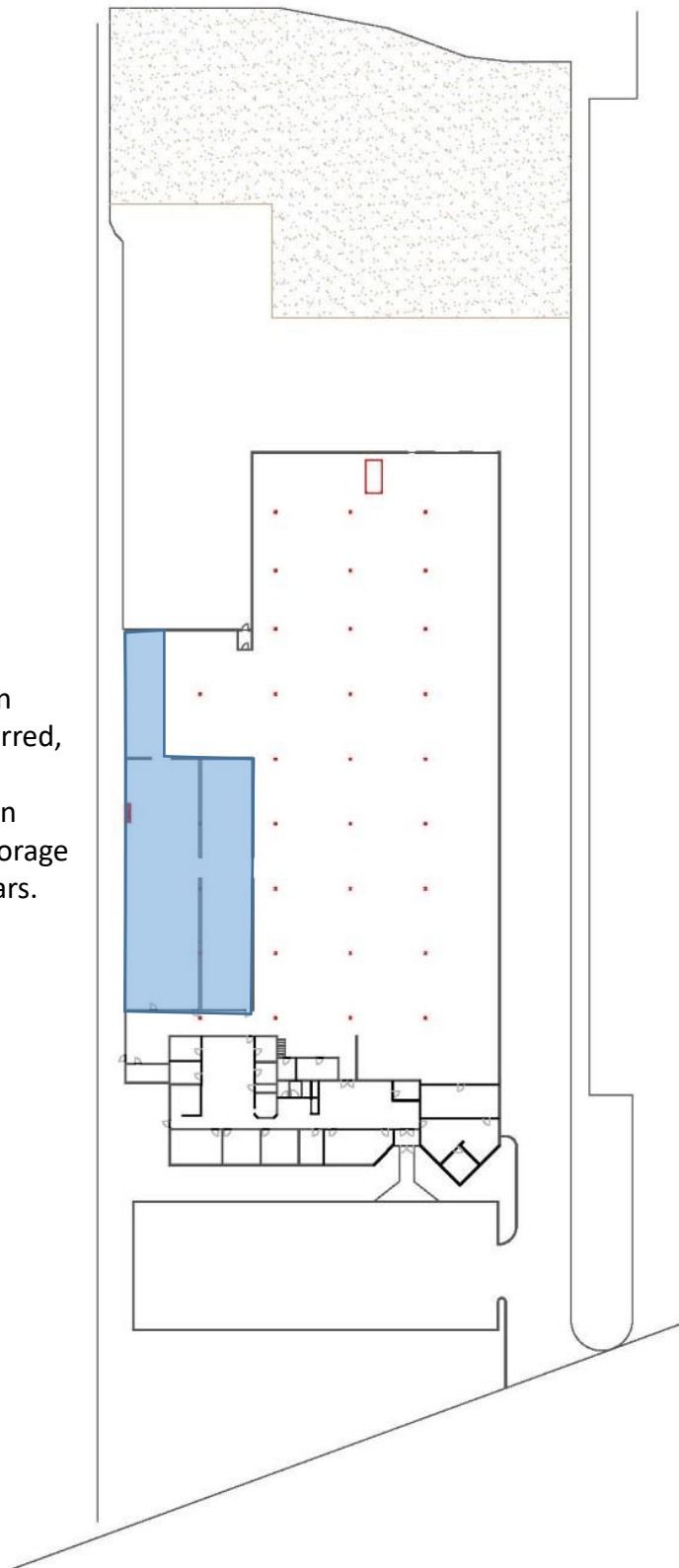


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Information is from sources deemed to be reliable, but should not be relied upon without
independent verification

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Floor Plan

*Tenant interested in entire building preferred, but sublessor will consider remaining in 10,710/sf of dead storage space for up to 2 years. (blue shaded area).



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