



# 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:** \$11.95 gross

**CAM & Ins:** Actual

**Occupancy:** 1/1/2023

**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

+/-16'6" ceiling height under steel

+/-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.

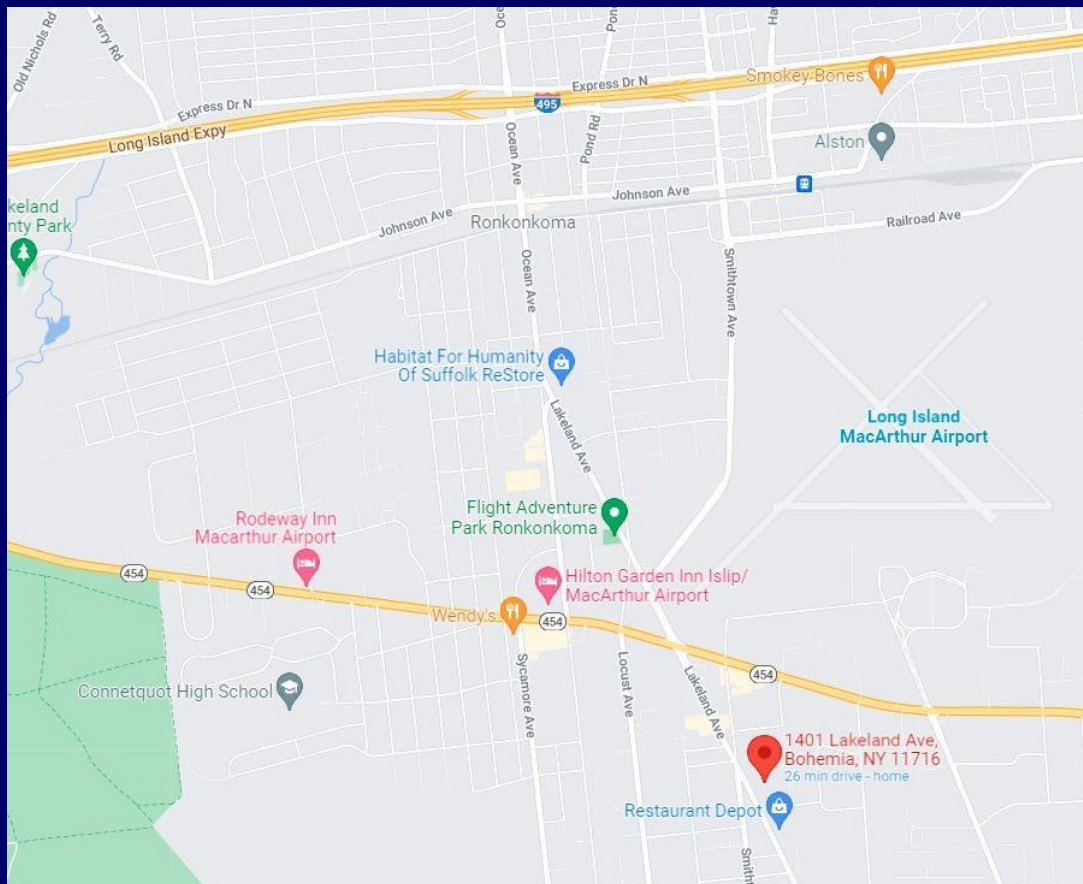
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# Location Map

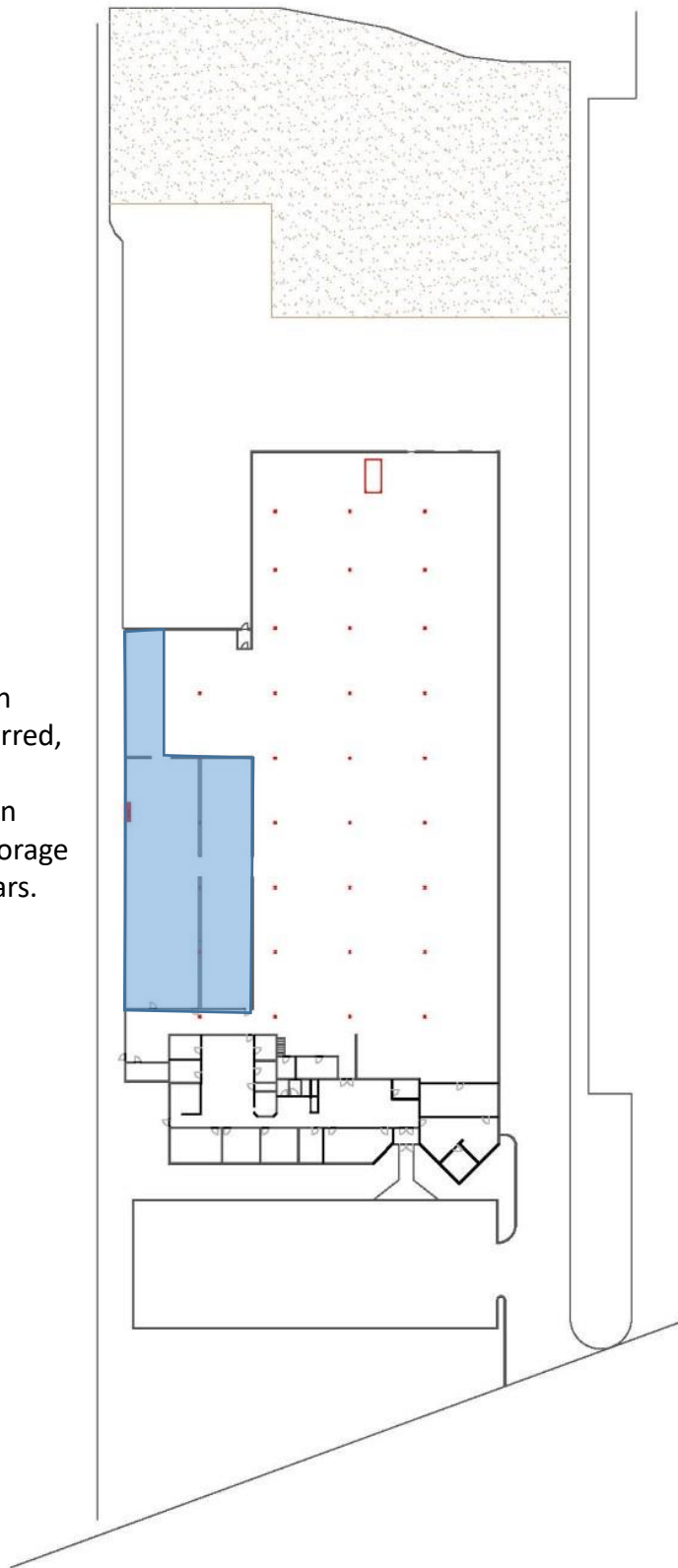


All information is subject to errors, omissions, modification and withdrawal.  
Information is from sources deemed to be reliable, but should not be relied upon without  
independent verification

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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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