

5,100 sq. ft. of Industrial/Office Space For Lease
90 Colin Dr, Holbrook



Specifications:

Building Size: 40,000 sq. ft.
Lot Size: 5.50 Acres
Office Space: 92%
Ceiling Height: 16.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C
Parking: 3:1000
Sewers: Yes

Pricing and Timing:

Occupancy: May 2024
Lease Price: \$13.00/sq. ft. NNN
Taxes: \$2.47/sq. ft.

Suite 9B • Located in the beautiful campus setting of Sherwood Corporate Center • Includes 3 baths, lunch room, conference room, bull pen, small warehouse and 1 14'x12' OHD, 1 executive office & 7 private offices • Office space can be converted to 50% office and warehouse • Can be combined with unit 9A for a total of 7,376sf Industrial/flex space with 2 OHD • Located on corner of Sunrise Hwy and Nicolls Rd

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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

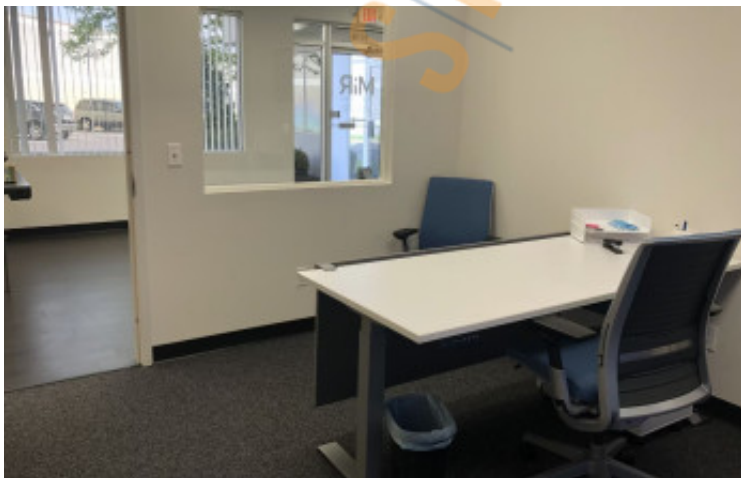
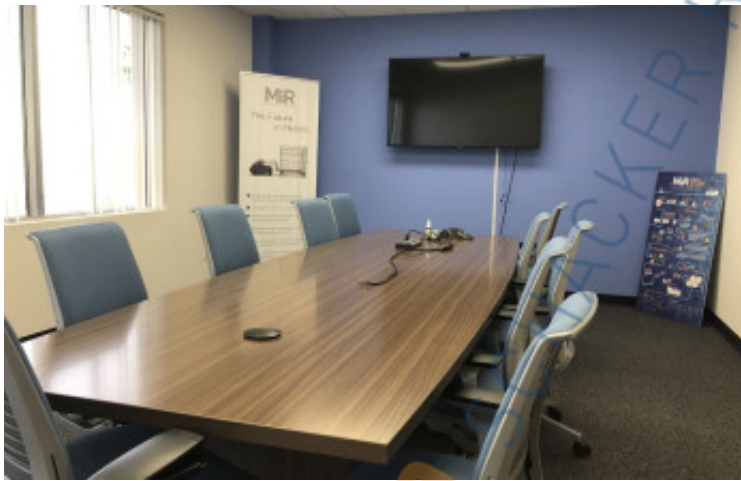
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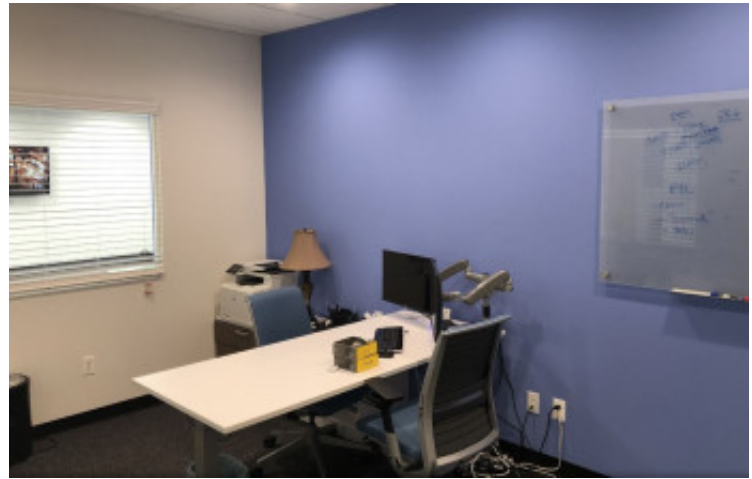
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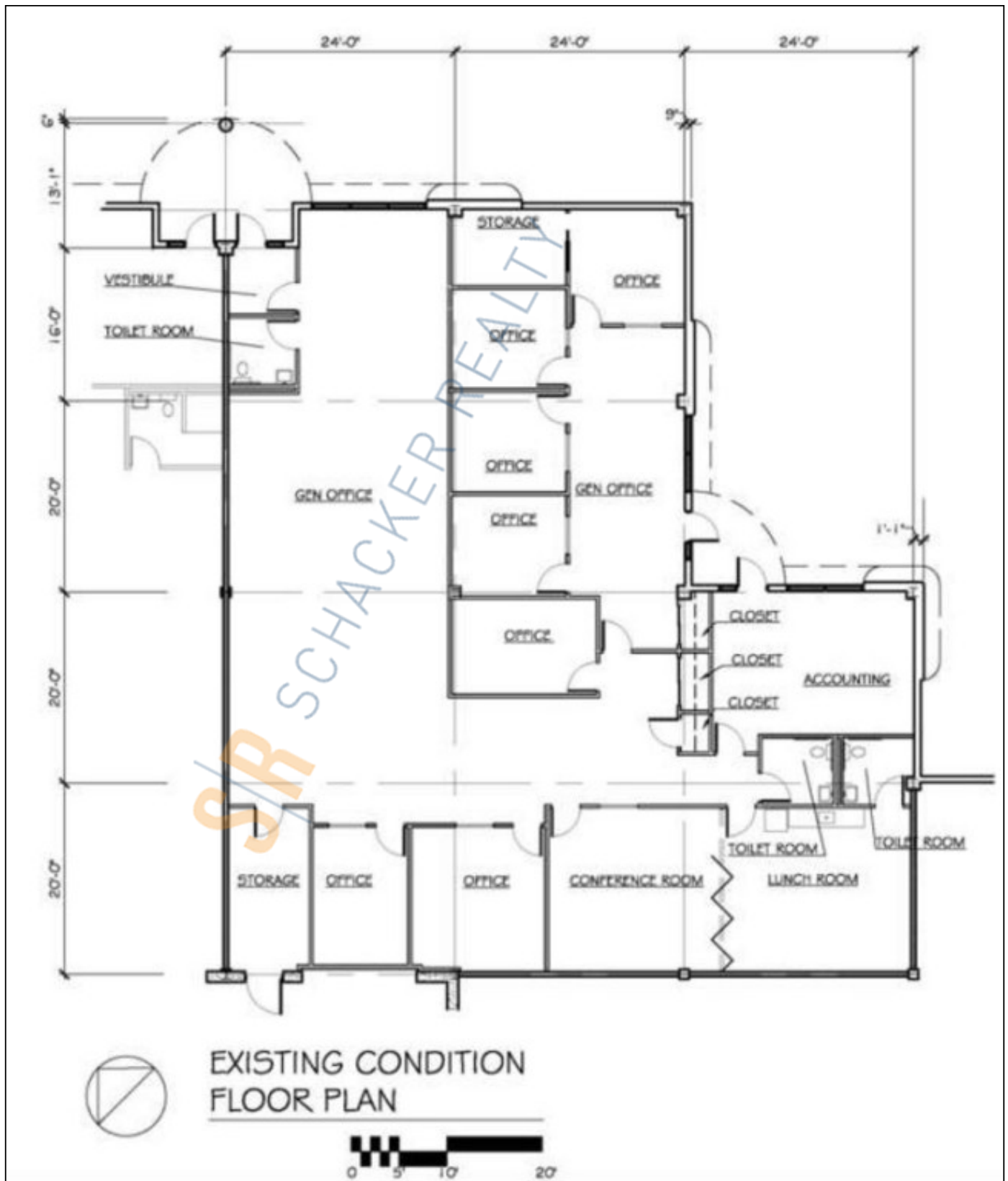
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90-9B Colin Drive Floor Plan With 50% Office & WH

Holbrook, NY 11741



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