

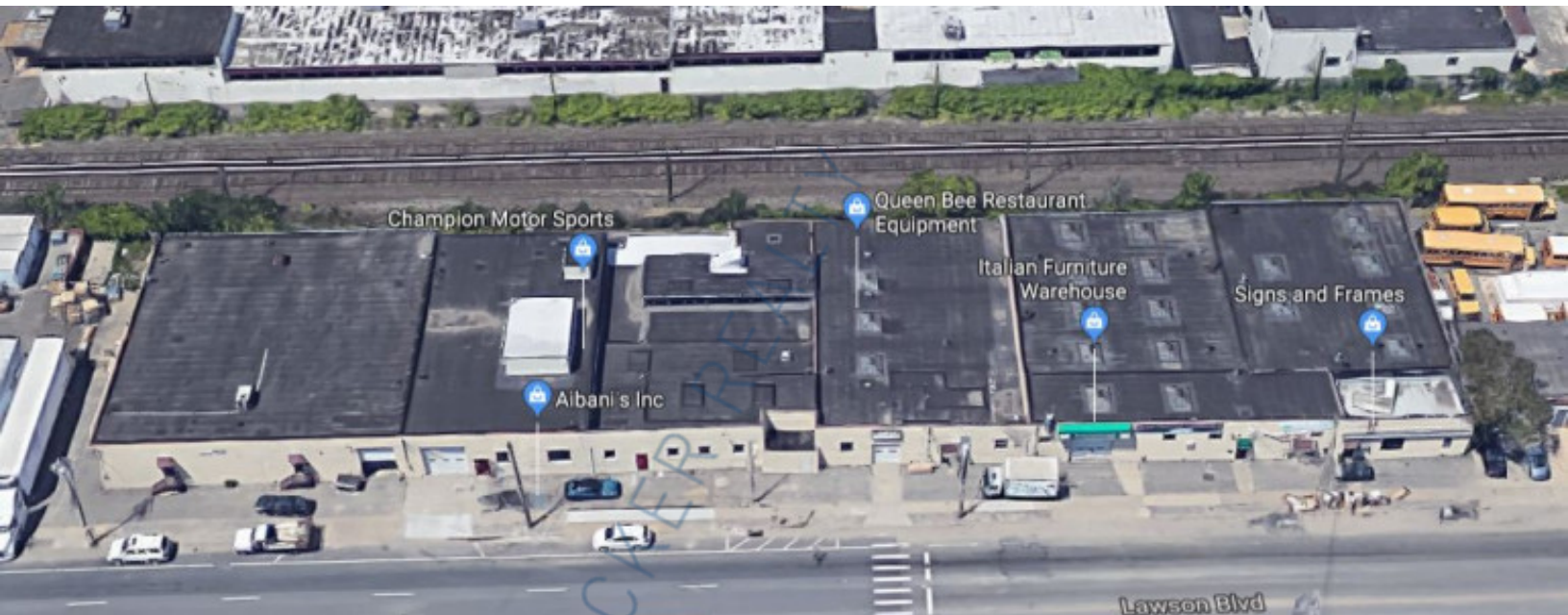


SCHACKER REALTY

## 5,500 sq. ft. of Industrial Space For Lease

Minimum Division 1,500 sq. ft.

**3300-3380 Lawson Blvd, Oceanside**



### Specifications:

**Building Size:** 33,871 sq. ft.  
**Lot Size:** 0.92 Acres  
**Office Space:** 10%  
**Ceiling Height:** 16.0'  
**Loading:** 0 Dock(s), 0 Drive-in(s)  
**Sewers:** Yes

### Pricing and Timing:

**Lease Price:** \$15.00/sq. ft. NNN

7 unit industrial building located on street with 25k cars per day • Can be divided or contiguous  
5,500sf space • Possibility of adding loading

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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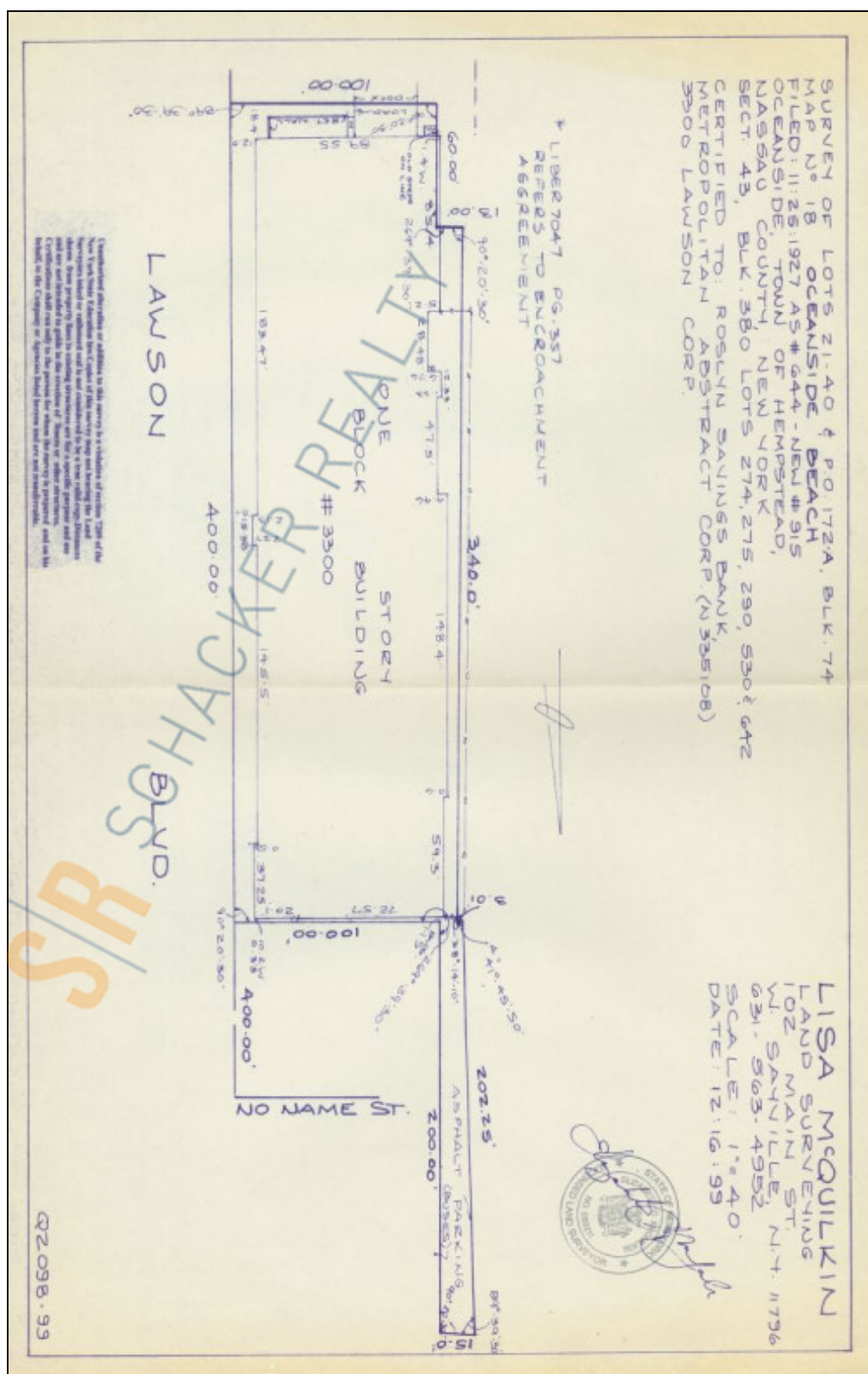
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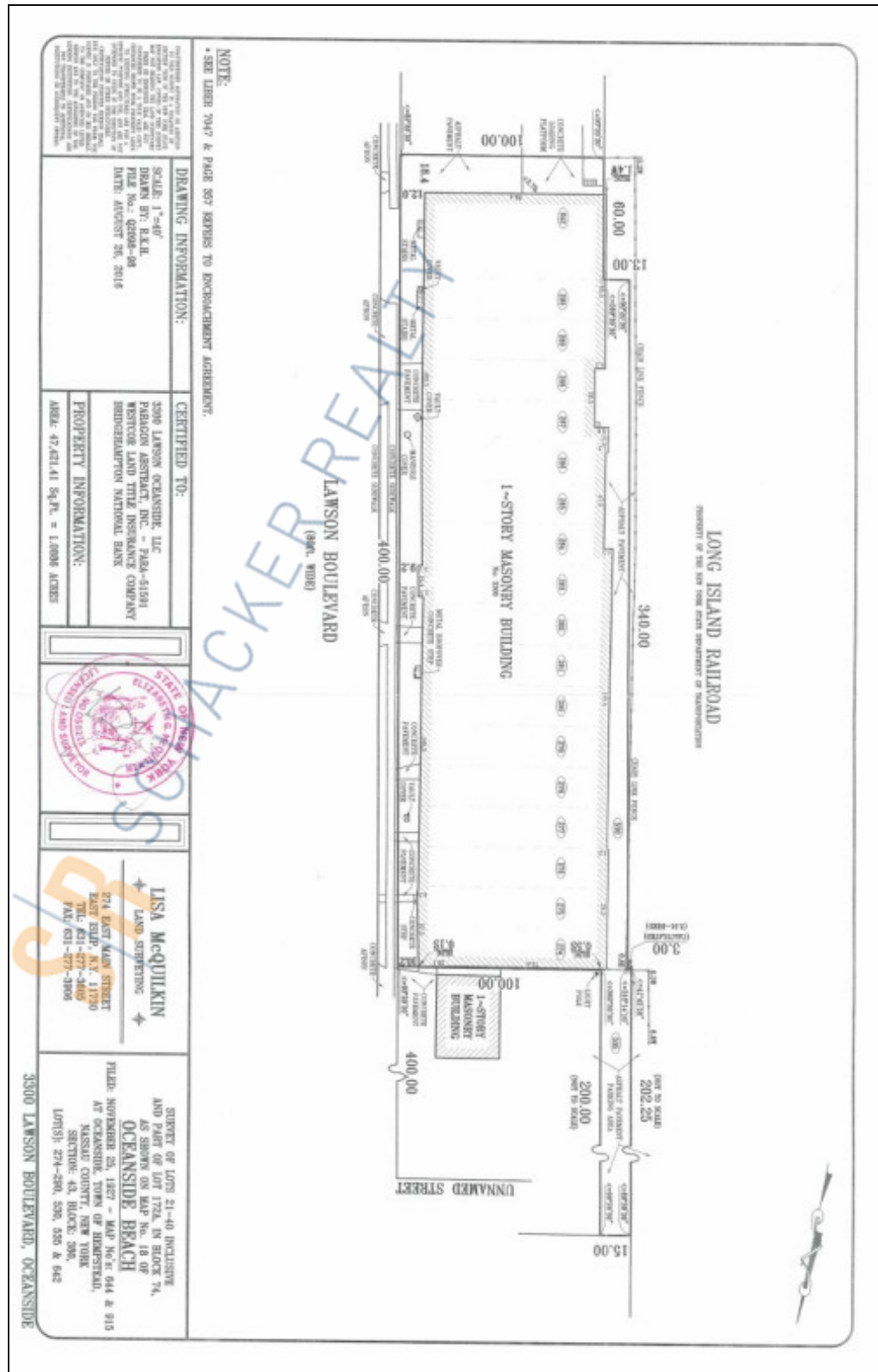


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3300-3380 Lawson Blvd, Oceanside NY

Section 43 Block 380 Lots 274-290, 530, 535, 642

Rent roll

March 18, 2019

				Per Lease (If not MTM)			
	Unit	Tenant	Sq. Ft.	Monthly Base rent	Price Per Sq. Ft	Exp. Date	Options
1	3360A	Signs & Frames	1,600	1,400.00	10.50	MTM	None
2	3300-B	Restaurant Equipment	4,000	2,920.32	8.76	10/31/2020	None
3	3306	Isak Domatov (Furniture)	6,800	5,500.00	9.71	MTM	None
4	3320	Aibani's Inc.	6,000	3,593.74	7.19	9/30/2020	None
5	3340	Impressive Auto Body	7,200	5,304.50	8.84	12/31/2021	3 years (3% esc.)
6	3350-B	NY Custom Closets	2,500	2,550.41	12.24	1/31/2024	5 years (3% esc.)
7	3350-A	Long Beach Brewing Co	6,400	4,635.00	8.69	6/30/2022	5 years (3% esc.)
Total				25,903.97			
				x	12	x	
Annual base rent				310,847.69			
Total Real Estate Taxes				84,028.66			
Water				576.00			
Sprinkler inspection				650.00			
Insurance (including flood insurance)				26,000.00			
Total expenses				111,254.66			
Net Cash Flow				199,593.03			

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