

**4,500 sq. ft. of Industrial Space For Sublease**  
**Minimum Division 1,500 sq. ft.**  
**235 Robbins Ln, Syosset**



**Specifications:**

**Building Size:** 19,551 sq. ft.  
**Lot Size:** 1.00 Acres  
**Office Space:** 200 sq. ft.  
**Ceiling Height:** 14.5'  
**Loading:** 1 Drive-in(s)  
**Power:** 200 amps  
**Parking:** 5:1000

**Pricing and Timing:**

**Occupancy:** Immediately  
**Sublease Exp:** 12/31/27  
**Lease Price:** \$21.00/sq. ft.  
**Modified Gross**

**Suite S • Divisible warehouse space 1500 - 4500 sq. ft. • The 1500 sf space could have the overhead door reinstalled if needed which is connected to the additional 3,000 sf space • Signage and parking available • Close to the LIE (495) and all major hwys**

**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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