



SCHACKER REALTY

## 9,680 sq. ft. of Industrial Space For Lease

Minimum Division 2,480 sq. ft.

**23 Roselle St, Mineola**



### Specifications:

**Building Size:** 9,680 sq. ft.  
**Lot Size:** 0.18 Acres  
**Office Space:** 2,480 sq. ft.  
**Loading:** 1 Drive-in(s)  
**Power:** 400 amps  
**A/C:** Full A/C  
**Parking:** 10  
**Sewers:** Yes

### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** \$21.25/sq. ft.  
Modified gross

The 2 spaces in this building can be leased together, for a total size of 9,680 sf • Space is in excellent condition • Ideal western Nassau location, between Jericho Tpke and Hillside Ave • 1st floor warehouse + 2nd floor executive offices • Ultra efficient HVAC system • Large secure parking area • 12' x 14'drive-in

**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.

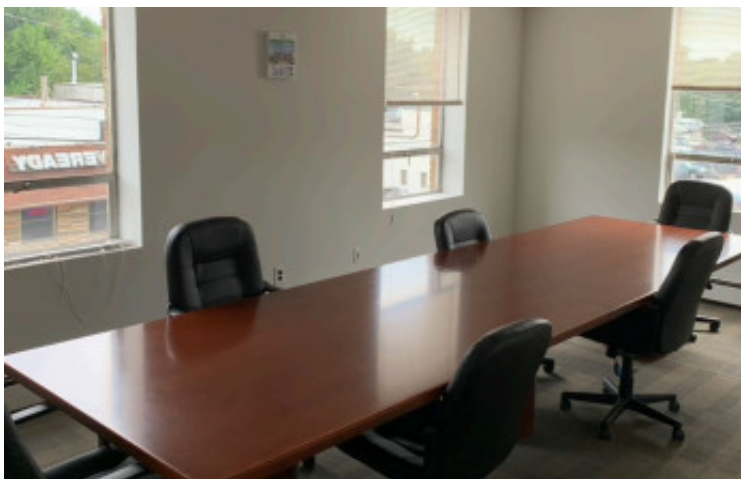
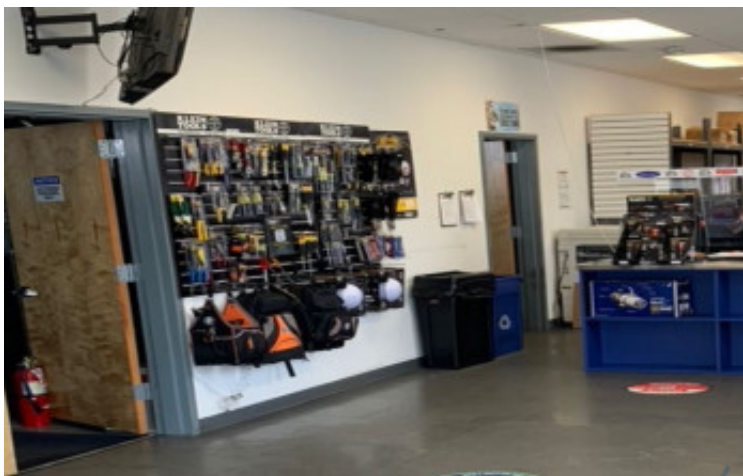
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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