SCHACKER REALTY

8,442 sq. ft. of Ind/Retail/Office Space For Lease

188 Long Island Ave, Wyandanch

Specifications:

Building Size:	**8,442 sq. ft.**
Lot Size:	**0.74 Acres**
Office Space:	**3,748 sq. ft.**
Ceiling Height 1:	**15.5' @ 3,554 sq. ft.**
Ceiling Height 2:	**11.9'**
Loading:	**6 Drive-in(s)**
Power:	**400 amps**
A/C:	**Offices Only**
Parking:	**25 / 35 Possible**

Pricing and Timing:

Lease Price:	**$17.00/sq. ft. NNN**
Taxes:	**$29,743.23 ($3.52/sq. ft.)**

Walk to LIRR. / short drive to LIE • Signage visible from LIRR and LI Ave • +/-13,000 sq. ft. gated lot with 500 gallon diesel tank • Ideal for company with trucks, cars, limos, etc. or as vehicle sales & service facility with a special exception

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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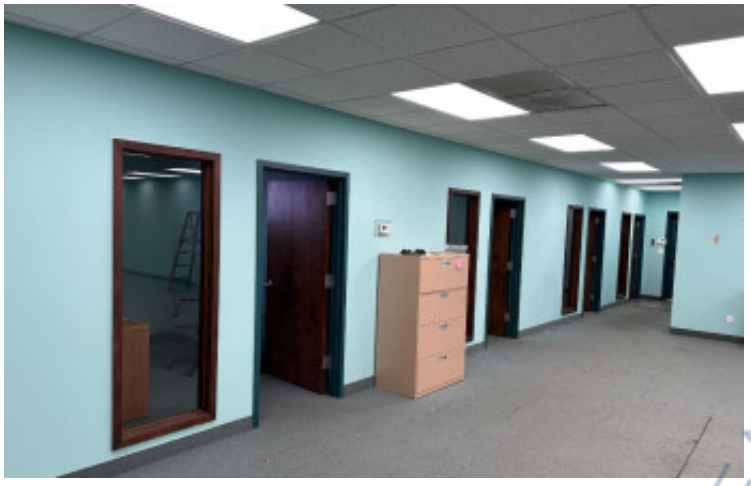

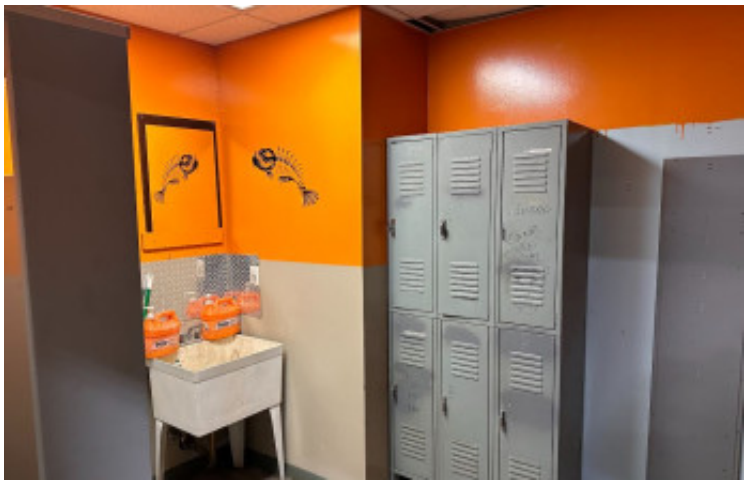

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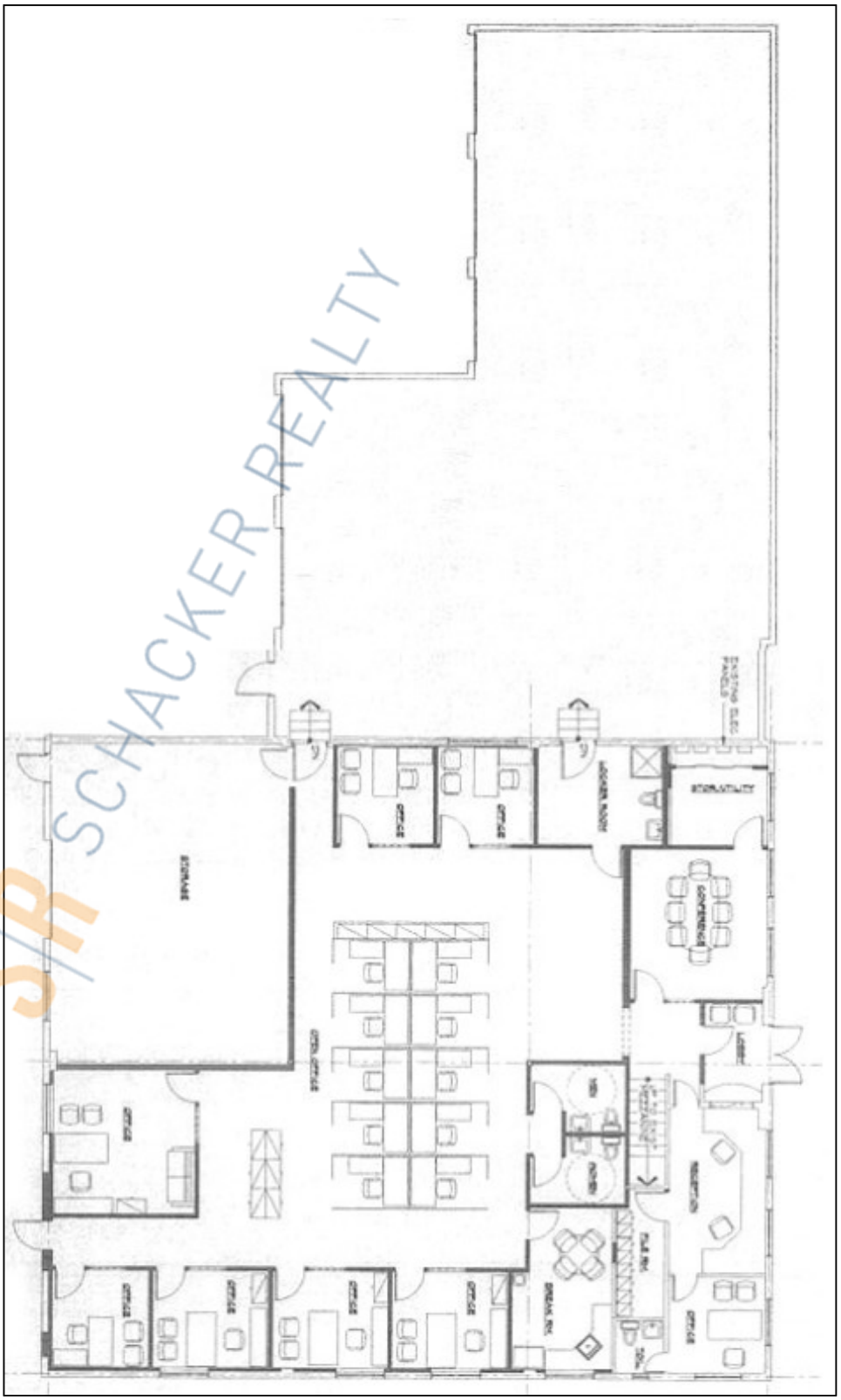

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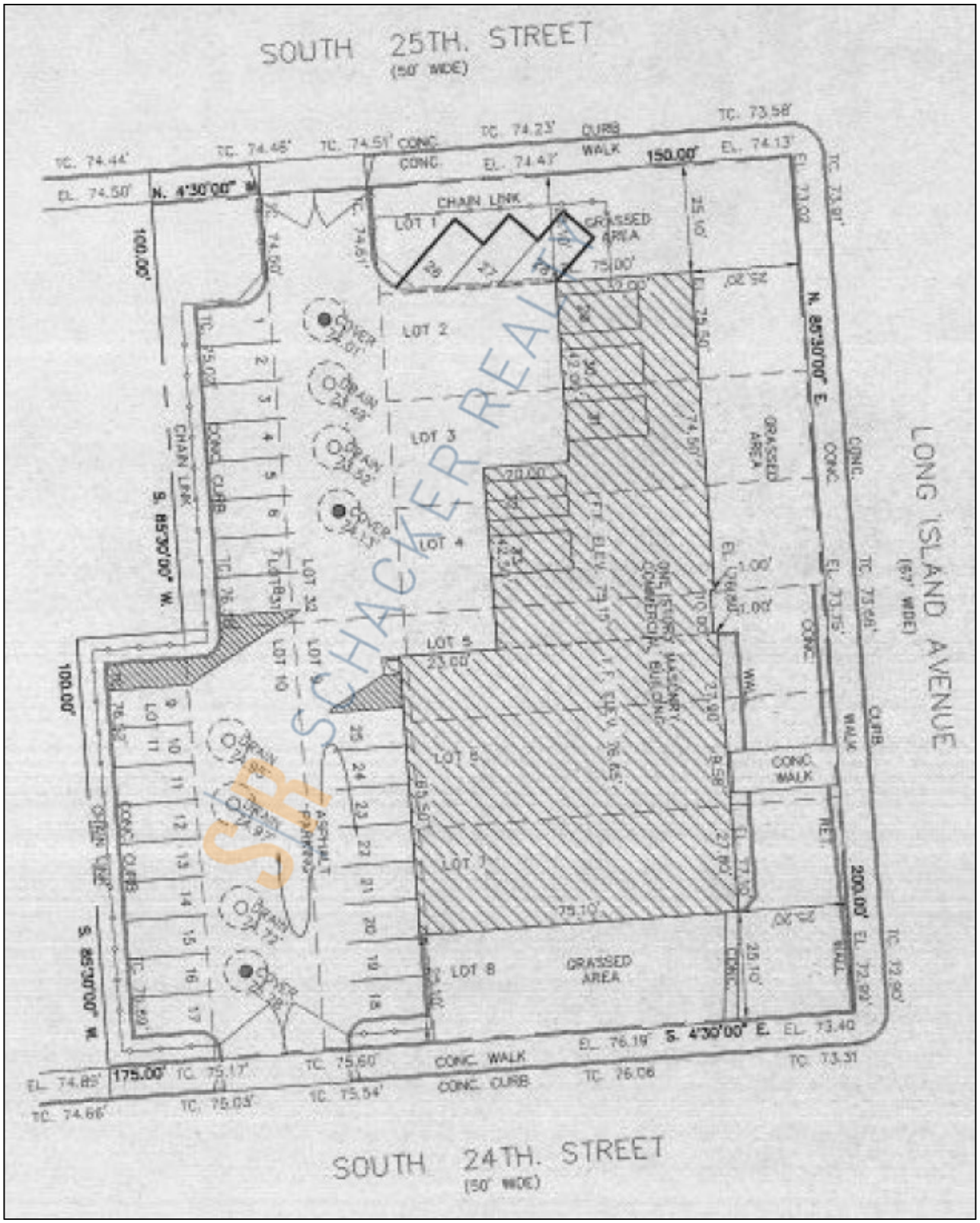

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