



SCHACKER REALTY

**1,765 sq. ft. of Industrial/Office Space For Lease**  
**3100-3124 Expressway Dr S, Islandia**



**Specifications:**

**Building Size:** 35,000 sq. ft.  
**Lot Size:** 2.30 Acres  
**Office Space:** 425 sq. ft.  
**Ceiling Height:** 14.0'  
**Loading:** 1 Dock(s)  
**Power:** 200 amps  
**A/C:** Offices Only

**Pricing and Timing:**

**Occupancy:** 8/1/2024  
**Lease Price:** \$18.00/sq. ft. Ind  
Gross

**Suite 3100 • 1,765 sf of industrial space with one 8'x8' loading dock • Located directly on LIE southern service rd at exit 57 and Veterans Memorial Highway**

**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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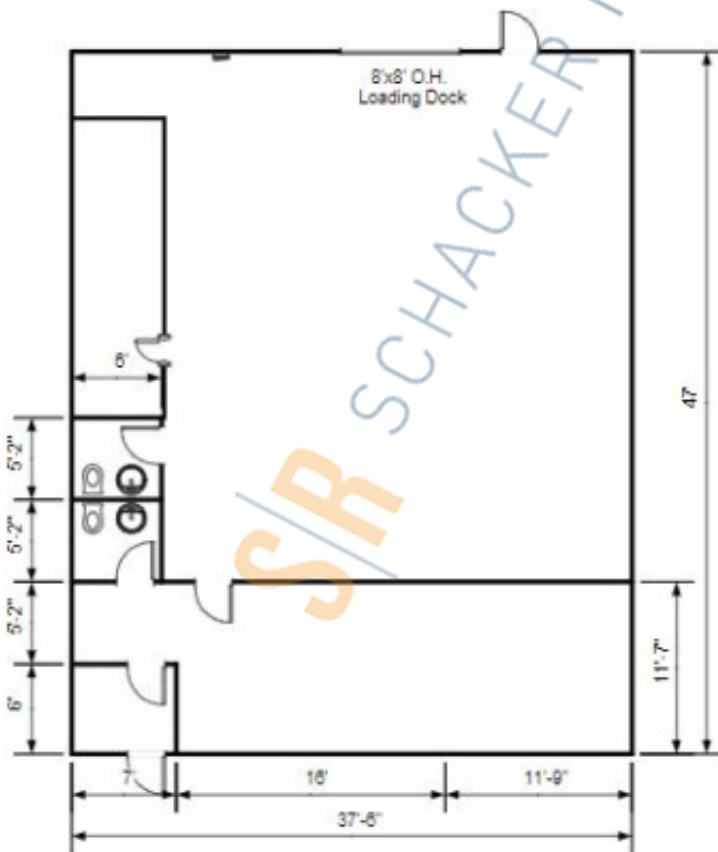
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# 3100 Expressway Drive South

Islandia  
1765 sq.ft.



- 1765 sq.ft.
- 24% office
- 14' clear
- tailboard loading
- 200 amp electric service
- gas heat
- sprinklered



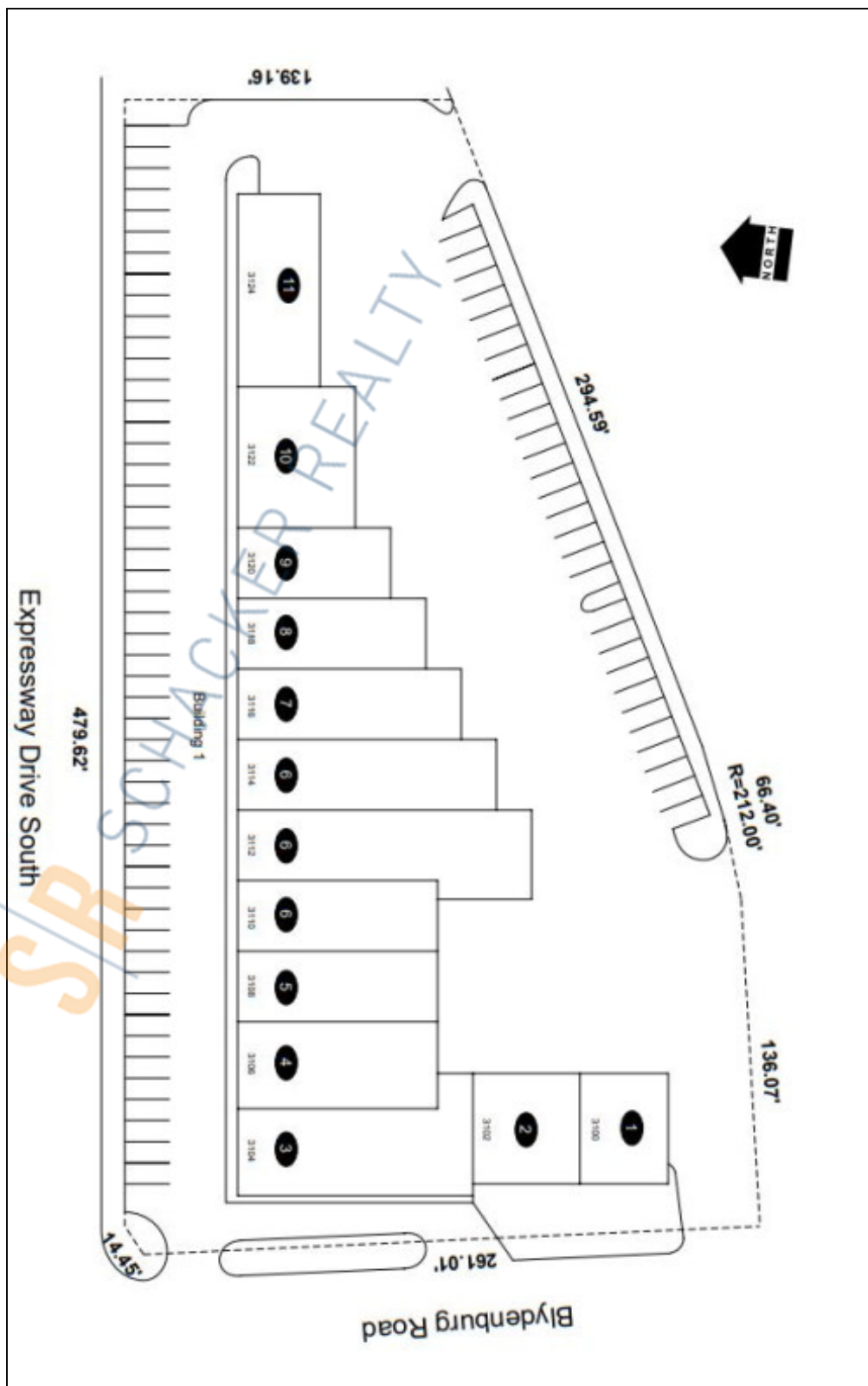
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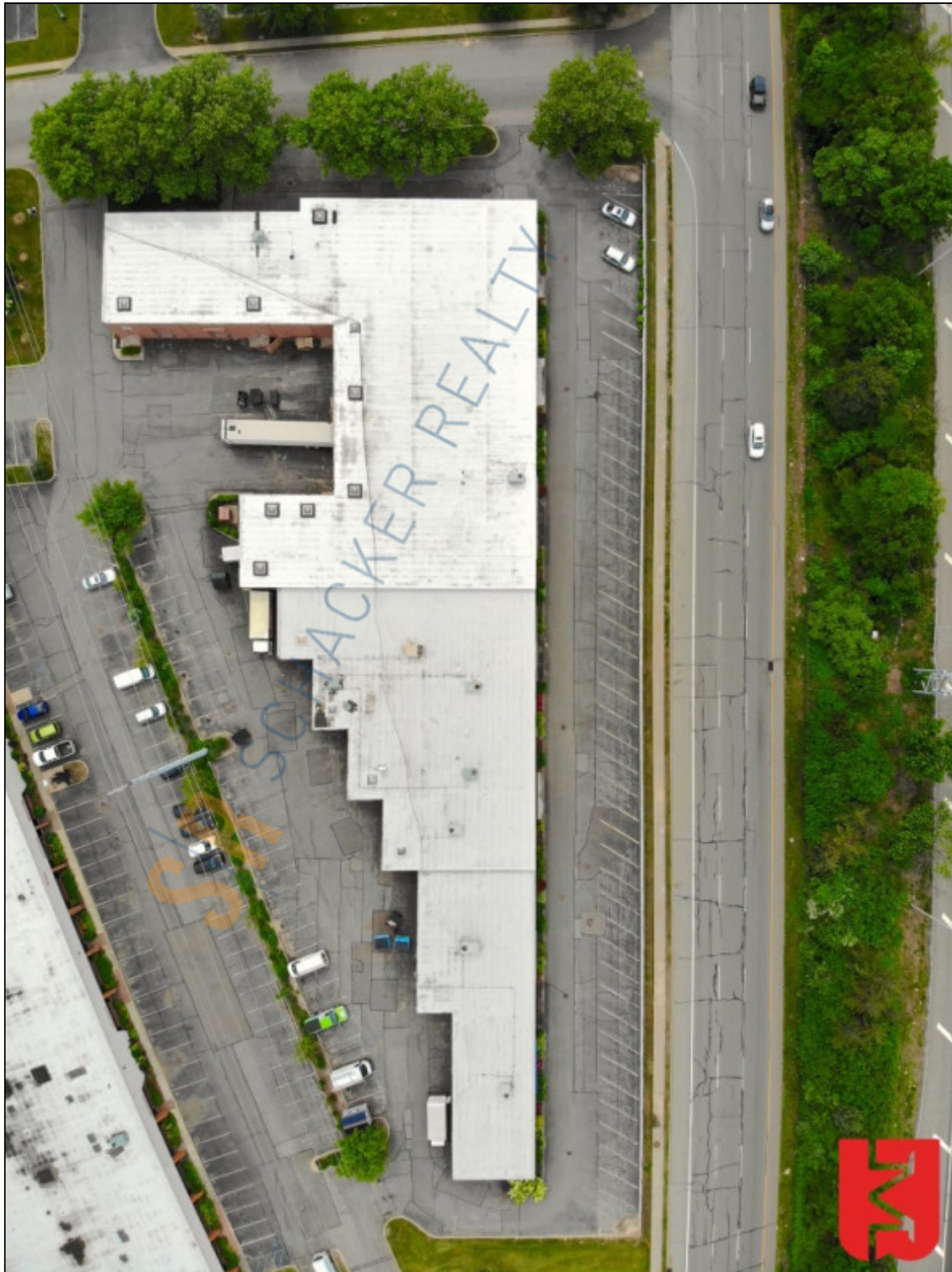
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