



SCHACKER REALTY

## 6,000 sq. ft. of Industrial Space For Lease

### 3085 New St, Oceanside



#### Specifications:

**Building Size:** 31,000 sq. ft.  
**Lot Size:** 1.50 Acres  
**Office Space:** 10%  
**Ceiling Height:** 20.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 200 amps  
**Sewers:** Yes

#### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** \$22.00/sq. ft. Gross

**Suite B • Partial build-out 6,000 sf warehouse 20' ceiling height 600 sf offices 3 bathrooms, parking and high drive-In door ideal for trailer trucks manufacturing distribution and easy access and very close to LIRR station**

**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.

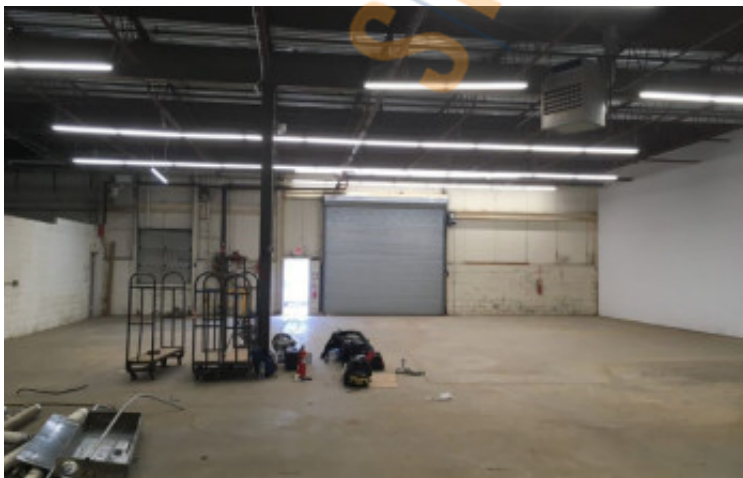
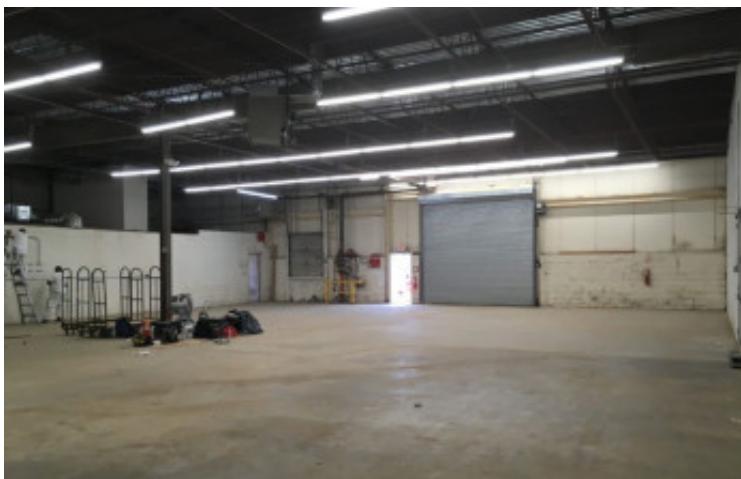
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