

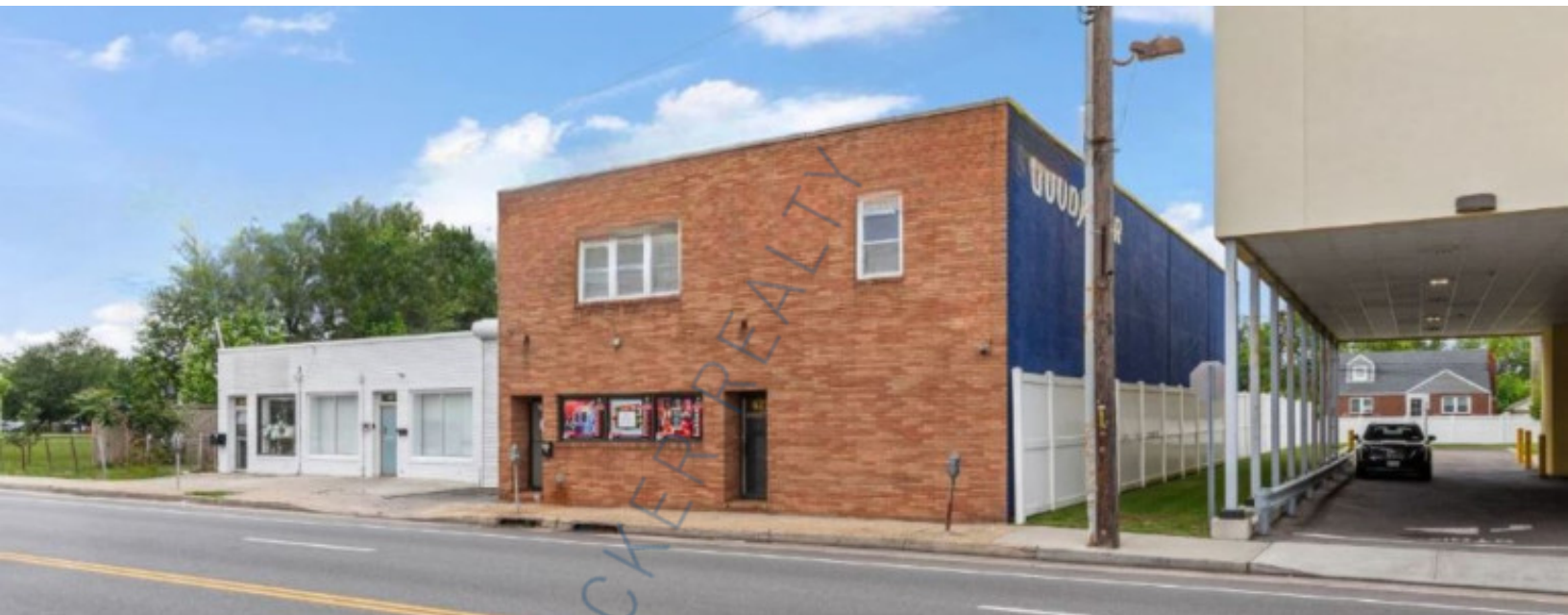


SCHACKER REALTY

18,000 sq. ft. of Industrial Space For Lease

Minimum Division 5,000 sq. ft.

625-633 W Merrick Rd, Valley Stream



Specifications:

Building Size: 24,141 sq. ft.
Office Space: 2,300 sq. ft.
Ceiling Height 1: 20.0' @ 2,500 sq. ft.
Ceiling Height 2: 12.0' @ 13,200 sq. ft.
Loading: 3 Drive-in(s)
Power: 400 amps
A/C: Offices Only
Sewers: Yes

Pricing and Timing:

Occupancy: Immediately
Lease Price: \$19.00/sq. ft. Gross

High visibility space located within close proximity to the Queens/Nassau border, JFK Airport, ample parking, walking distance to multiple bus stops • Gated fenced yard • Includes 1st floor office space of 1,150 sf and 2nd floor office 1,150 sf • Space can be made available sooner • Option to lease full 18k sf with 3 drive- ins 15,700 warehouse space and 2,300 office space and 3 drive ins or divisible option to lease

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

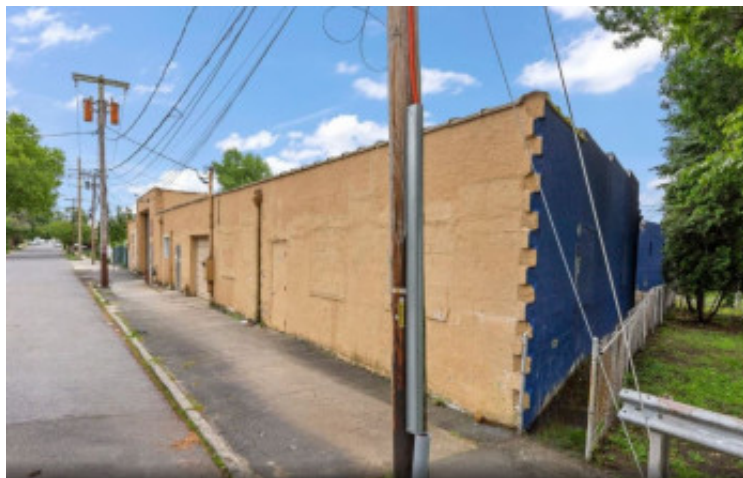
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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