



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

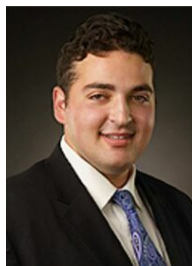
Pricing and Timing:

Occupancy: 5/1/2025
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 oversized overhead doors • 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



James Parnes
RE Salesperson
516-732-7864 (cell)
631-293-3700 x45
jp@schackerrealty.com



Michael Parnes
RE Salesperson
516-732-4074 (cell)
631-293-3700 x29
mp@schackerrealty.com



Chris Ferencsik
Associate RE Broker
516-527-3334 (cell)
631-293-3700 x25
cf@schackerrealty.com



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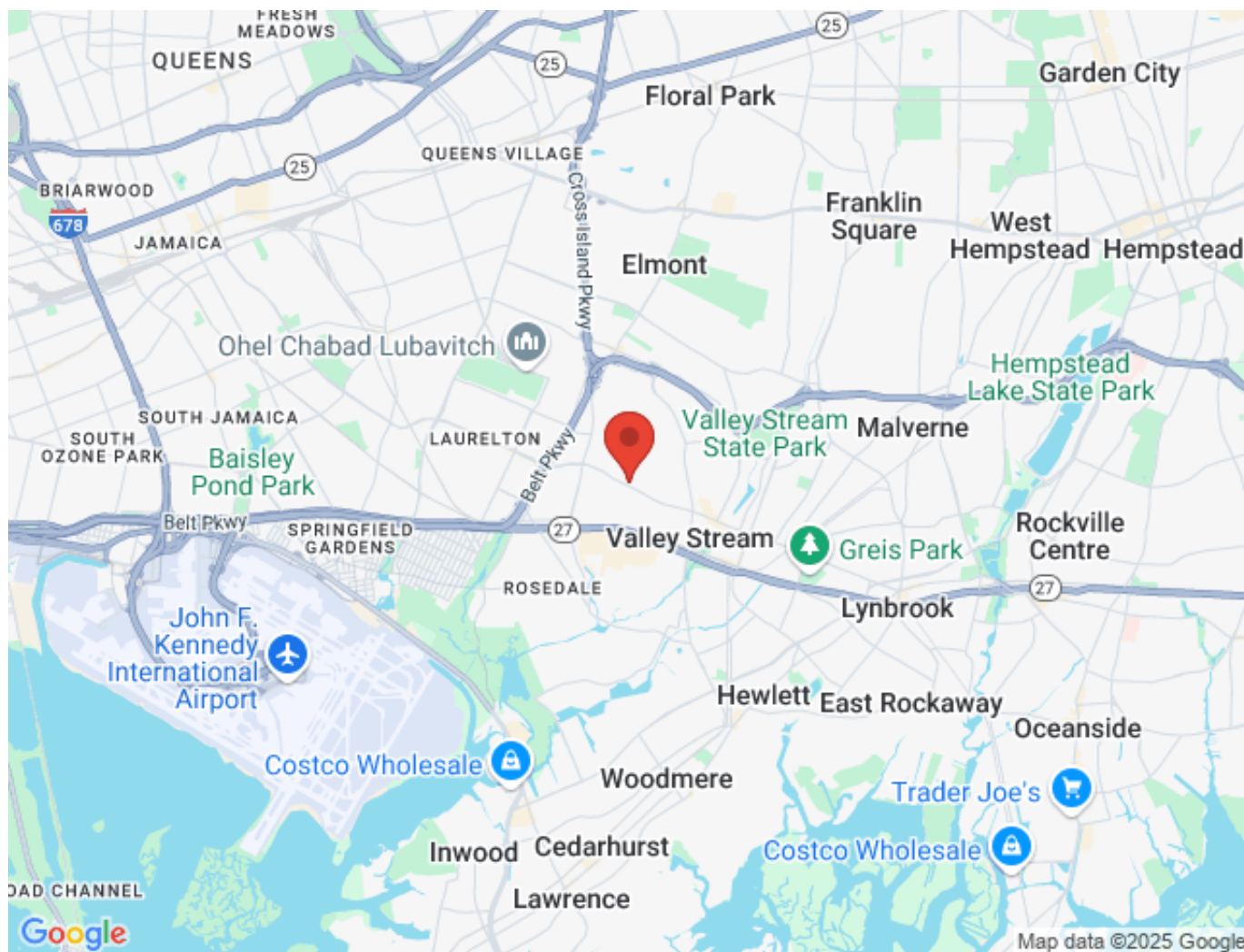
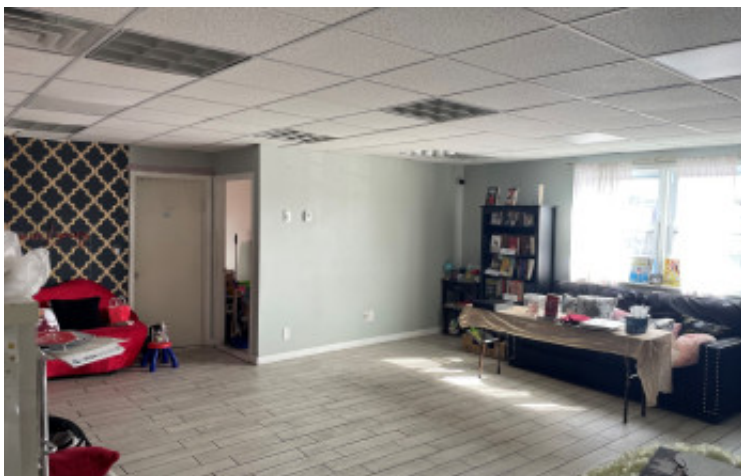


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