



SCHACKER REALTY

8,000 sq. ft. of Industrial Space For Lease

Minimum Division 4,000 sq. ft.

85 Hoffman Ln, Islandia



Specifications:

Building Size:	90,000 sq. ft.
Lot Size:	4.66 Acres
Office Space:	12%
Ceiling Height:	14.0'
Loading:	2 Dock(s), 1 Drive-in(s)
Power:	200 amps
A/C:	Offices Only
Parking:	150

Pricing and Timing:

Occupancy:	10/01/25
Lease Price:	\$15.50/sq. ft. Modified gross

Suite N-O • Newly renovated 7,040 SF warehouse space including 960 SF of modern office space featuring two private offices, four bathrooms (two ADA-compliant) and a kitchenette. • Located in the Hoffman Lane–Bridge Road Industrial Park, 2 miles south of the Long Island Expressway (Exit 57, Southern Service Road) and 0.3 miles east of Veterans Memorial Highway. • Space can be divided to 4,000 SF.

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.

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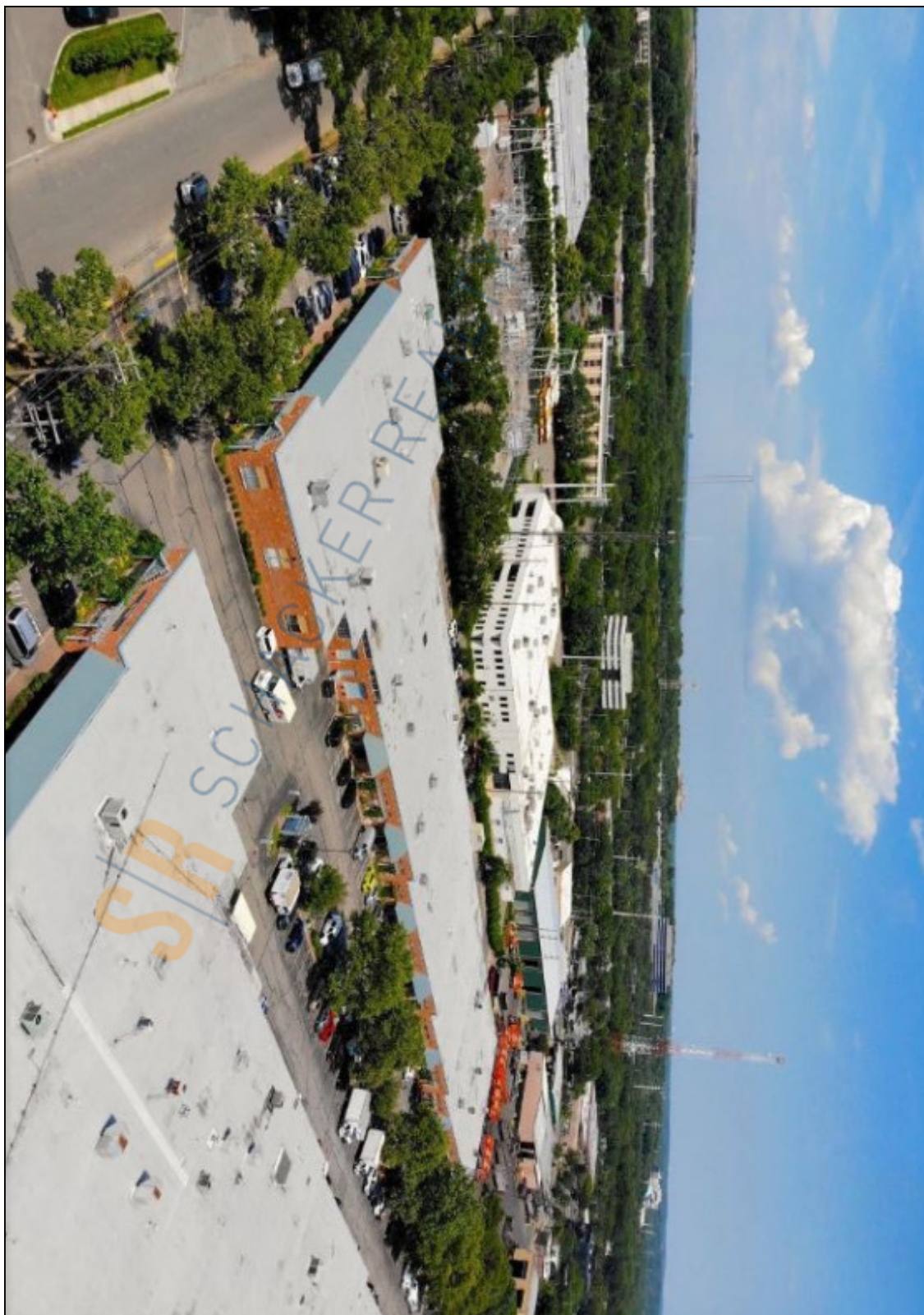
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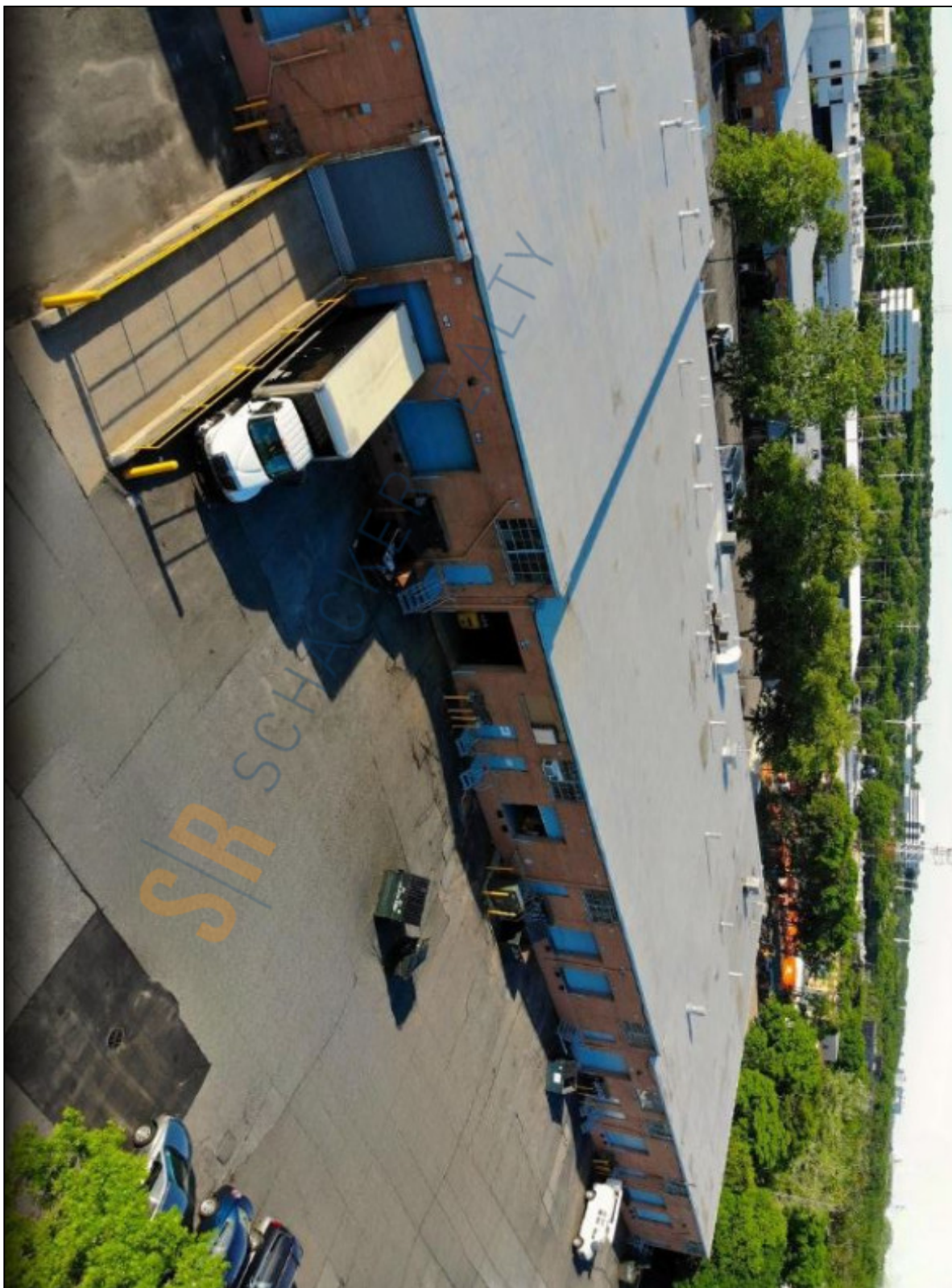
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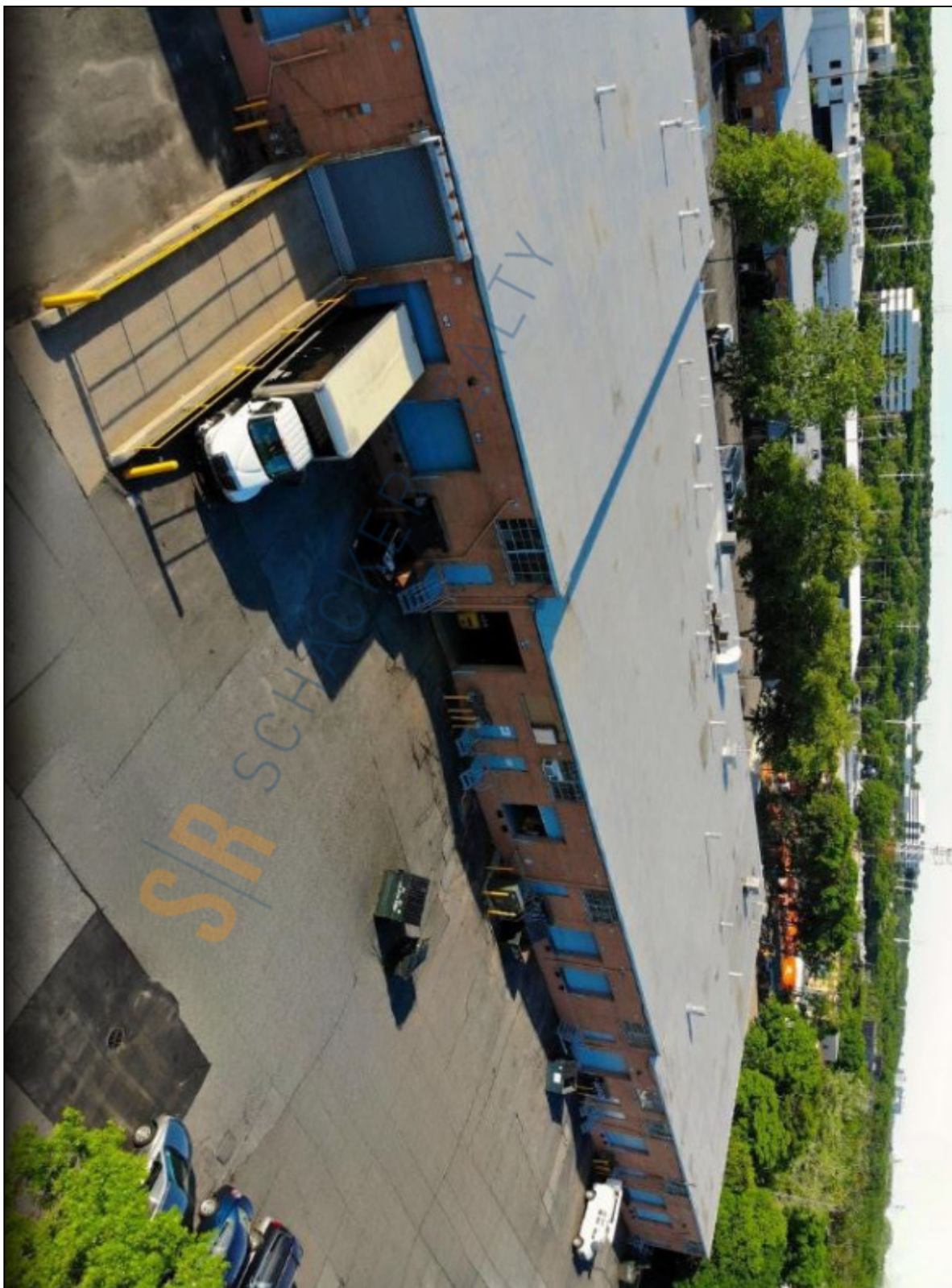
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