



SCHACKER REALTY

## 9,200 sq. ft. of Industrial Space For Lease

### 1172-1176 Rte 109, Lindenhurst



#### Specifications:

**Building Size:** 40,000 sq. ft.  
**Lot Size:** 1.99 Acres  
**Office Space:** 15%  
**Ceiling Height:** 16.0'  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Power:** 200 amps  
**A/C:** Offices Only  
**Parking:** 5  
**Sewers:** Yes

#### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** \$17.50/sq. ft.  
Modified gross

Suite 1174 • 9,200 sf industrial space located on 1.99 acres • One 12 x 14 drive-in and one 8 x 10 loading dock door • The building is located two blocks from exit 33 on Southern State Parkway

**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.

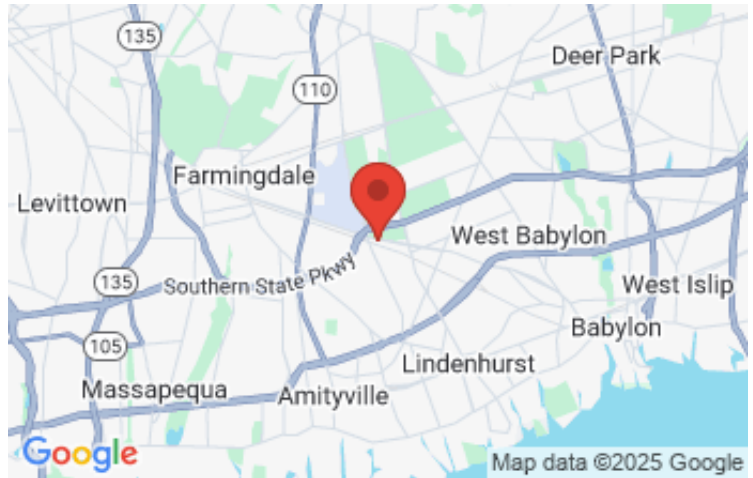
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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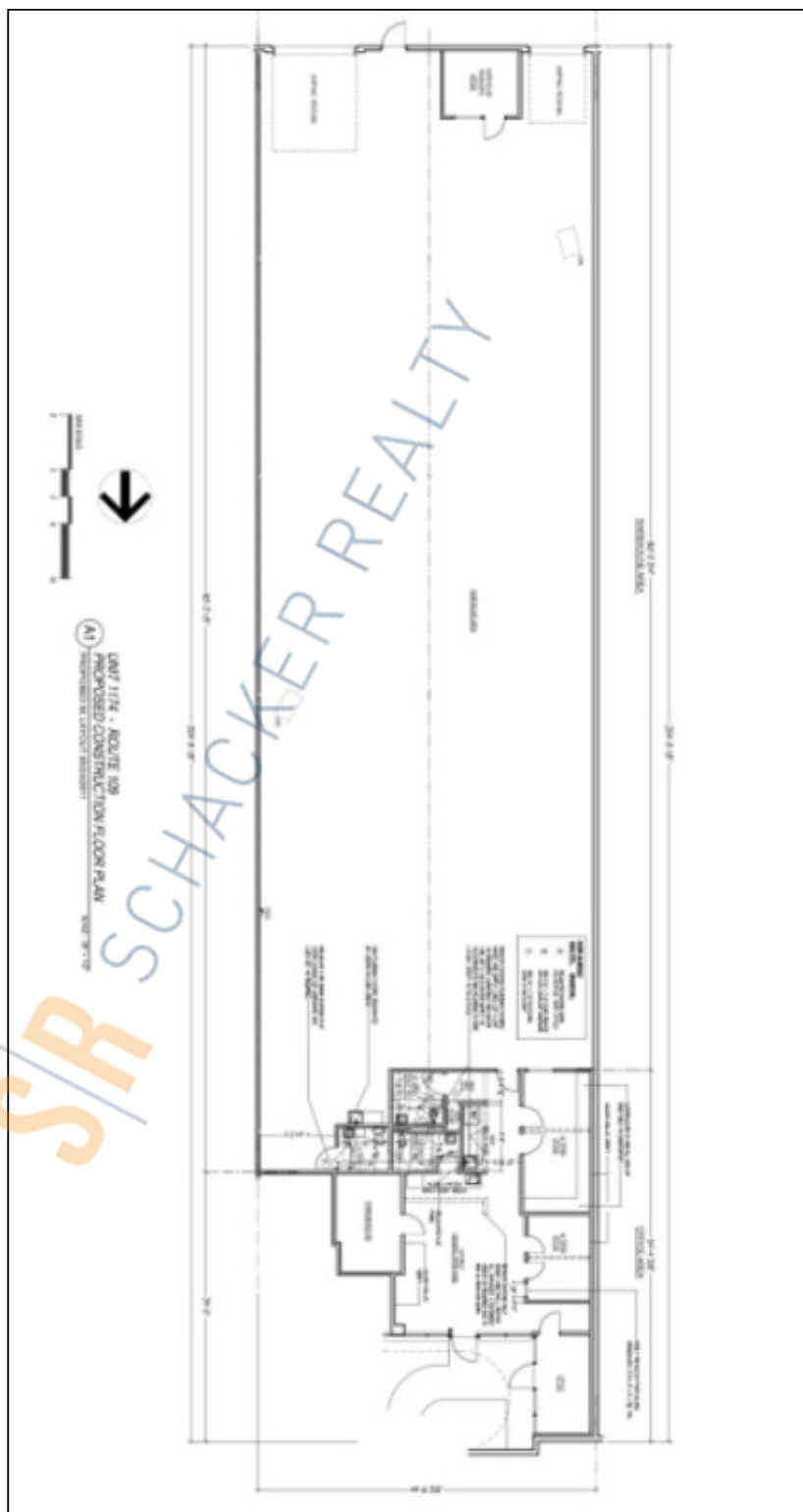


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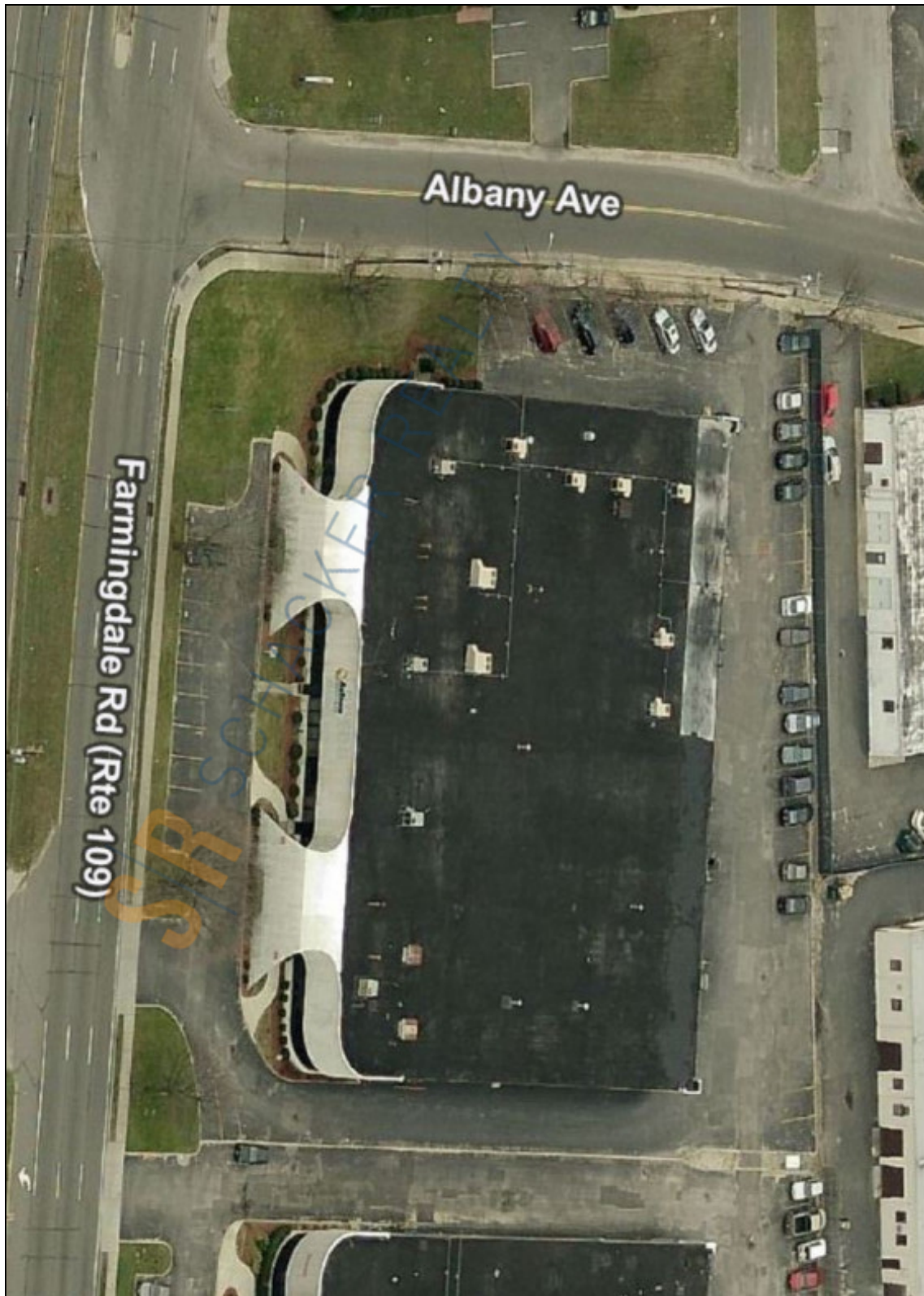
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