



SCHACKER REALTY

## 4,000 sq. ft. of Industrial Space For Lease

### 281-289 Knickerbocker Ave, Bohemia



#### Specifications:

**Building Size:** 23,014 sq. ft.  
**Lot Size:** 1.40 Acres  
**Office Space:** 10%  
**Ceiling Height:** 16.0'  
**Loading:** 1 Drive-in(s)  
**A/C:** Offices Only  
**Parking:** Ample  
**Sewers:** City

#### Pricing and Timing:

**Occupancy:** 10/25/2025  
**Lease Price:** \$16.00/sq. ft.  
Modified gross

**Suite 289 • 4000 sf of industrial warehouse space with 1 12'x14' drive-in • 10% Air conditioned office space • End cap with tenant directory • Warehouse lighting**

**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.

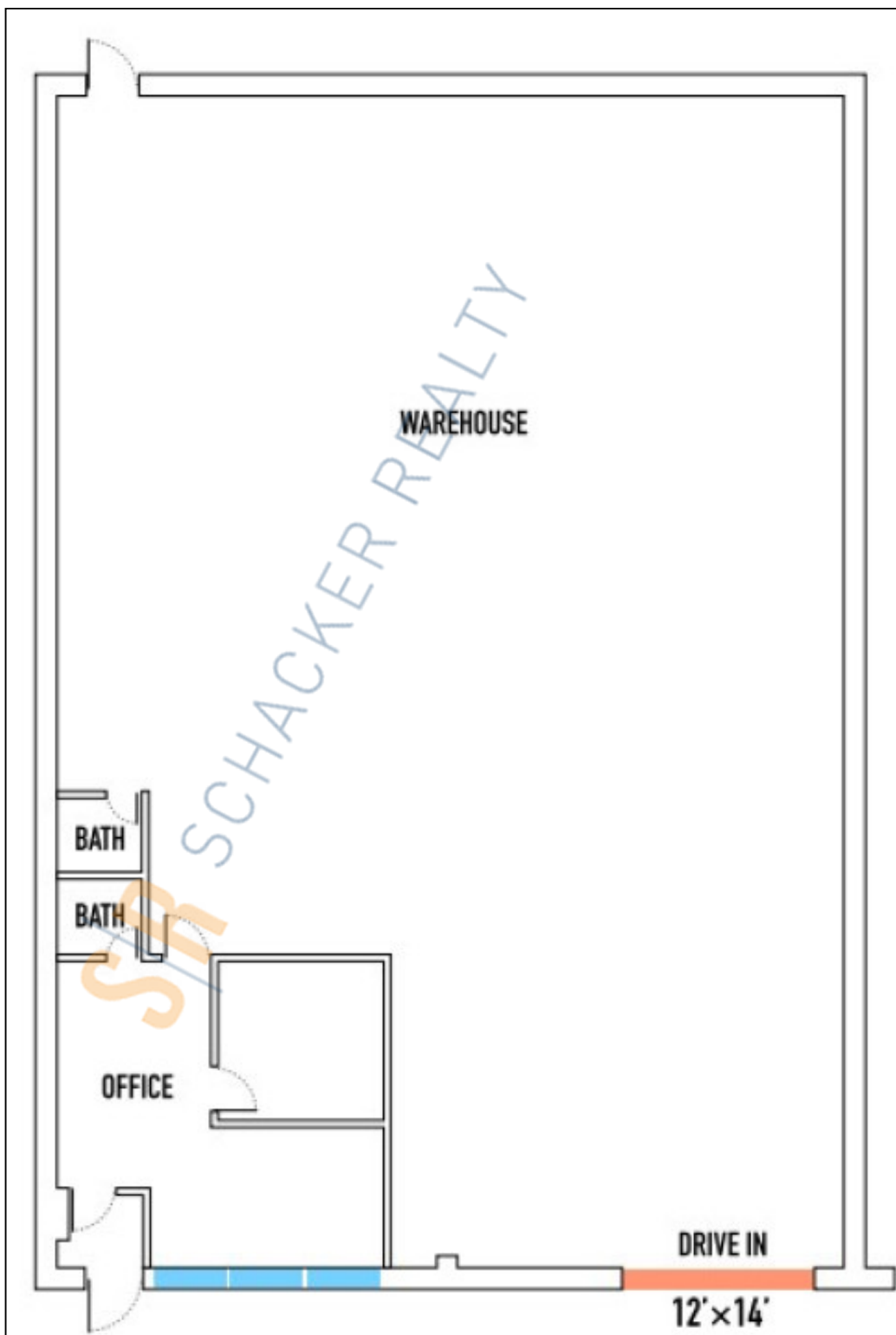
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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