

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

95 Hoffman Ln, Islandia



Specifications:

Building Size: 90,756 sq. ft. Lot Size: 4.84 Acres

Office Space: 30%
Ceiling Height: 14.0'
Loading: 1 Dock(s)
Power: 400 amps
A/C: Offices Only

Pricing and Timing:

Occupancy: 12/1/2025

Lease Price: \$16.00/sq. ft. Ind

Gross

Suite M • The unit features approximately 1,200 square feet of finished office space • Comprising a reception vestibule, open bull pen office with southern exposure windows, 1 private offices, 1 conference room, and 2 two private restrooms • Loading dock w/ 90' swing room from curb to dock • The remaining 2,800 sf is dedicated to column free warehouse • Perfect for light manufacturing storage or service related use • Located .1 miles south of the LIE at Exit 57 and .3 miles to Veterans Memorial Hwy

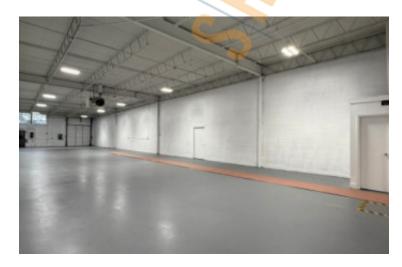
For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com







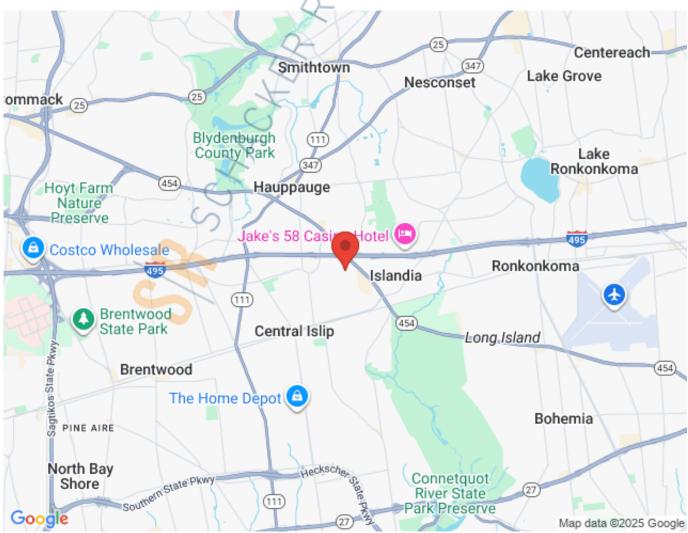








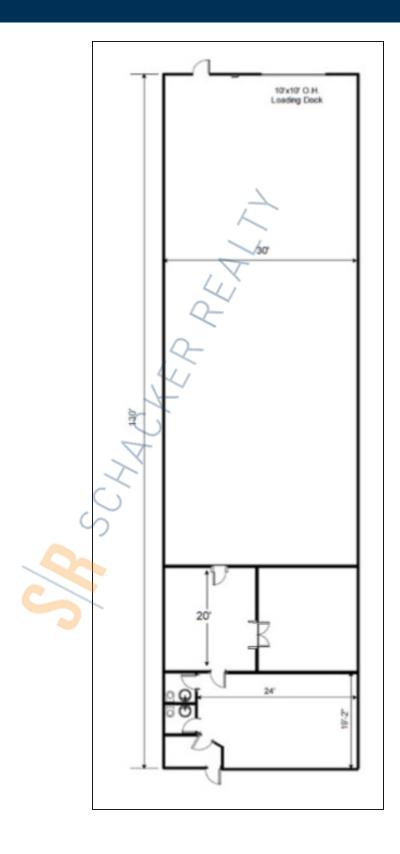




All information is subject to errors, omissions, modification, and withdrawal.

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

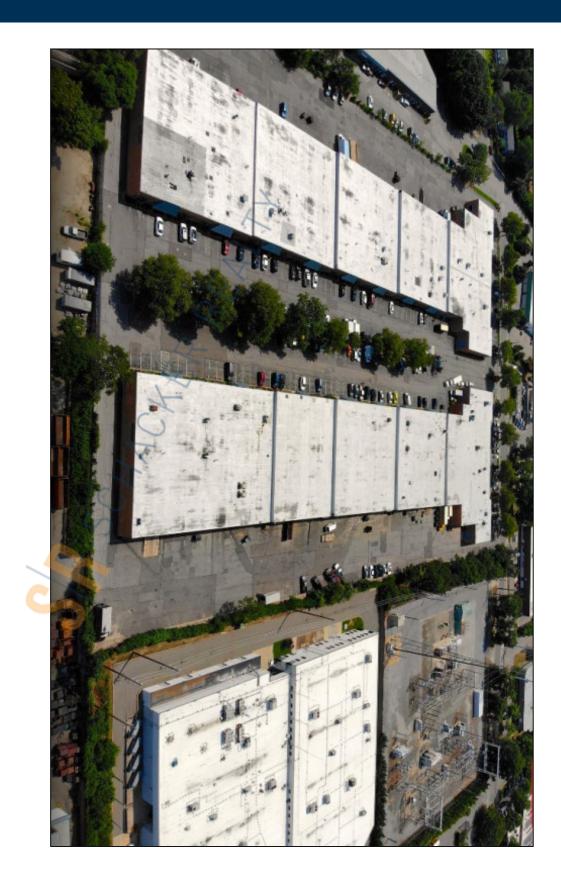
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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.



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.