



SCHACKER REALTY

2,920 sq. ft. of Industrial Space For Lease

3180 Express Dr S, Islandia



Specifications:

Building Size: 42,800 sq. ft.
Lot Size: 3.18 Acres
Office Space: 25%
Ceiling Height: 16.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Offices Only
Parking: 1:1000

Pricing and Timing:

Occupancy: Immediately
Lease Price: \$17.00/sq. ft.
Modified gross

Suite C • The unit features a fully sprinklered layout with approximately 25% dedicated office space, including two bathrooms • The warehouse boasts 16' ceiling height, gas heat, and a 12' x 12' drive-in door for easy loading and access • Perfectly suited for light manufacturing, storage, or service-related operations

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 flyer does not suggest that Schacker is the exclusive listing broker for this property or has completed a transaction at this property.



SCHACKER REALTY

3180 Express Dr S, Islandia

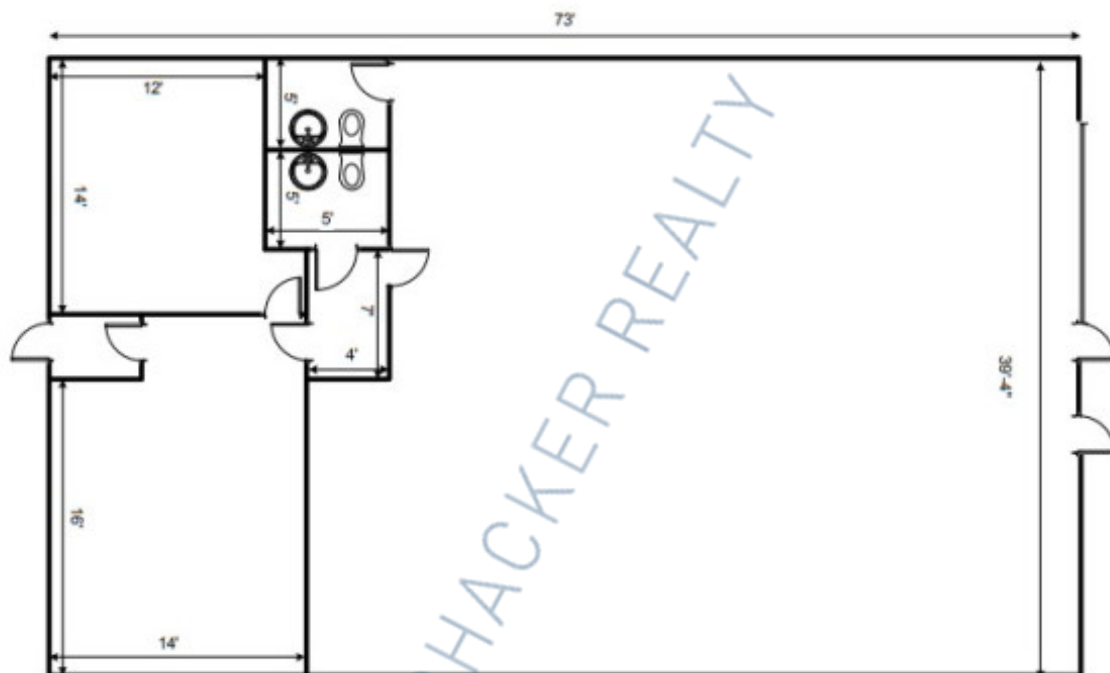


For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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 flyer does not suggest that Schacker is the exclusive listing broker for this property or has completed a transaction at this property.



Islandia
2920 sq.ft.

- 2920 sq. ft.
- 25% office
- 16' under steel
- Drive-in Loading
- 200 amp electric service
- gas heat
- warehouse lighting
- sprinklered



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

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

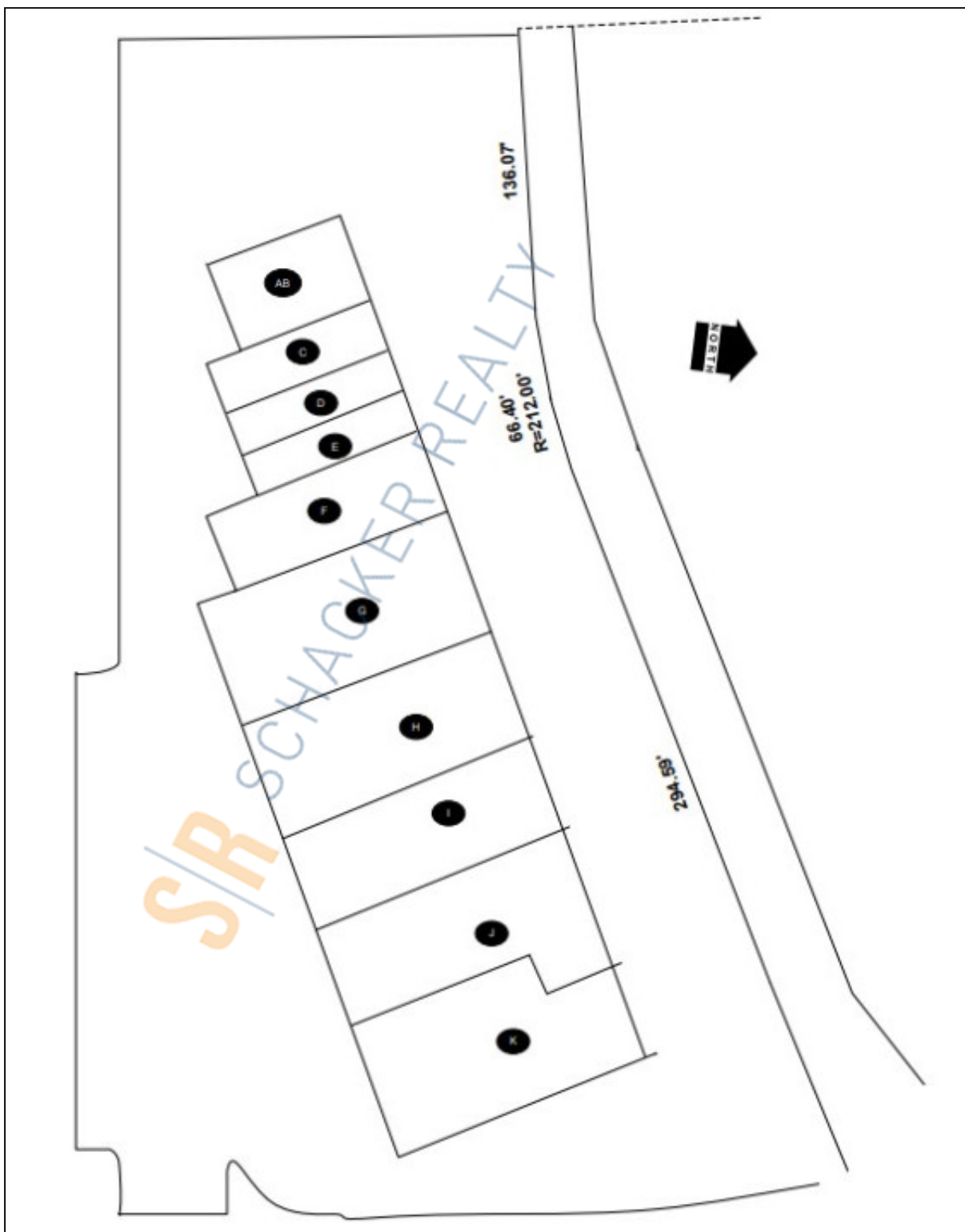
Measurements may be estimates and information shown should not be relied upon without independent verification.

This flyer does not suggest that Schacker is the exclusive listing broker for this property or has completed a transaction at this property.



SCHACKER REALTY

3180 Express Dr S, Islandia



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 flyer does not suggest that Schacker is the exclusive listing broker for this property or has completed a transaction at this property.