



SCHACKER REALTY

2,520 sq. ft. of Office/Industrial Space For Lease 3100-3124 Expressway Dr S, Islandia



Specifications:

Building Size: 35,000 sq. ft.
Lot Size: 2.30 Acres
Office Space: 79%
Ceiling Height: 14.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Offices Only
Parking: 1:1000

Pricing and Timing:

Occupancy: 11/1/2026
Lease Price: \$20.00/sq. ft. Ind
Gross

Suite 3124 • 2,520 sf end-unit industrial/flex • features include multiple private windowed offices, a conference room, an open bullpen area, and two private restrooms • The warehouse measures approximately 32' x 16' and includes one 10' x 12' drive-in door • Located along the south service road of I-495 (Long Island Expressway) at Exit 57

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.



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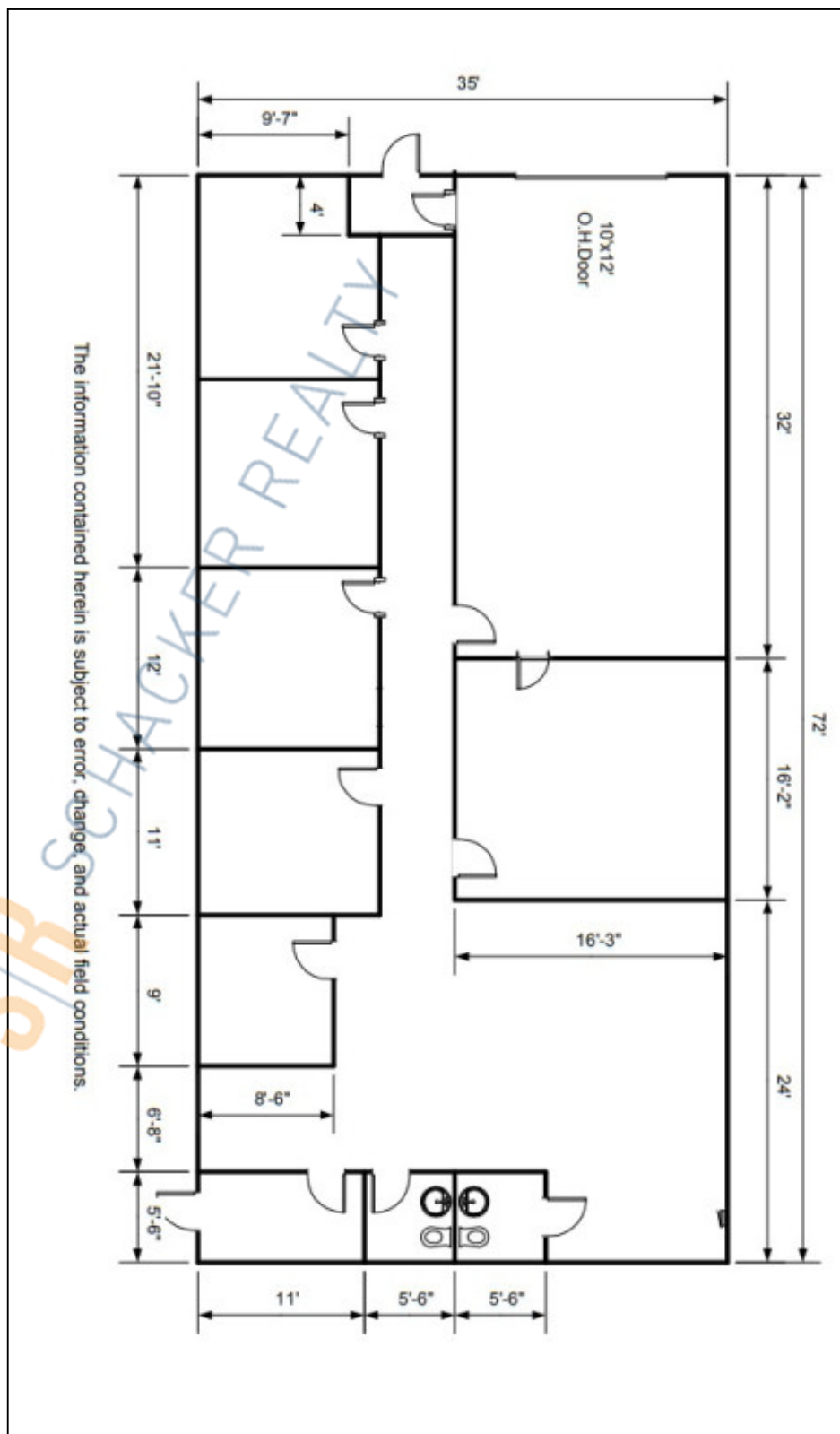


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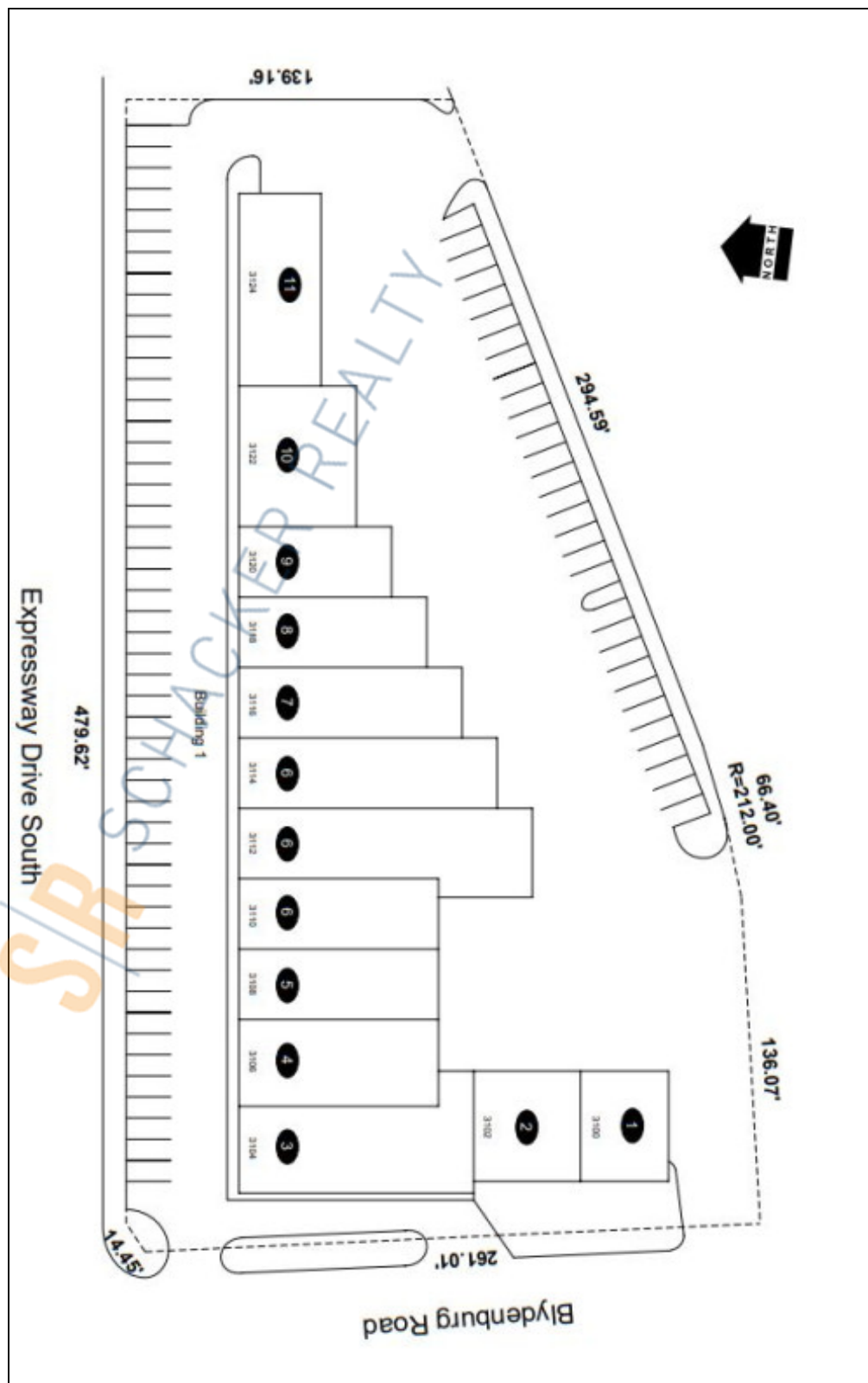
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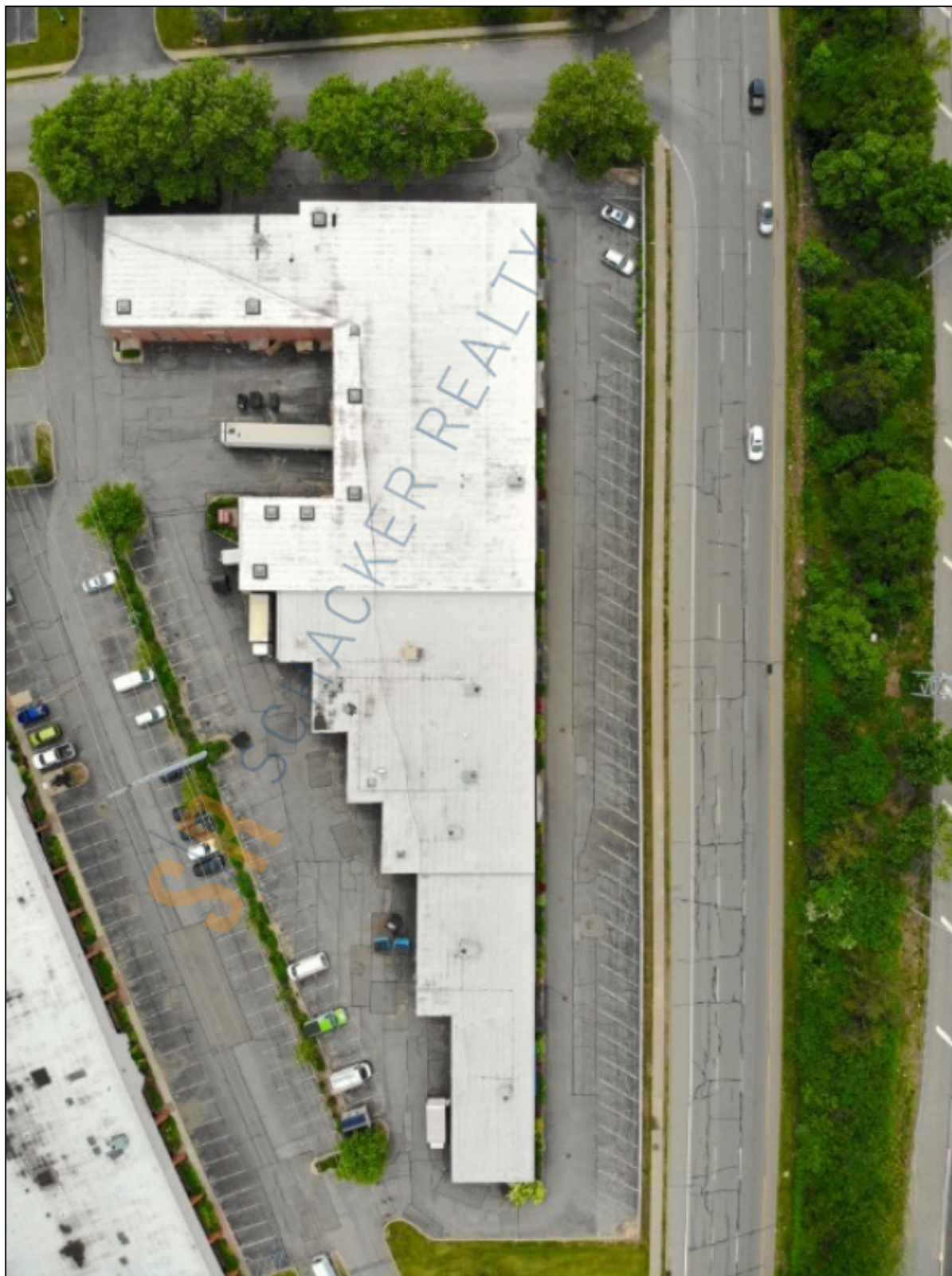
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