



SCHACKER REALTY

2,000 sq. ft. of Industrial Space For Lease

513 Acorn St, Deer Park



Specifications:

Building Size: 20,000 sq. ft.
Lot Size: 1.20 Acres
Office Space: 10%
Ceiling Height: 13.0'
Loading: 1 Drive-in(s)
Power: 200 amps
A/C: Full A/C
Parking: Ample

Pricing and Timing:

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

Suite D • Overhead garage door • Ample Parking • Access to major highways

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

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

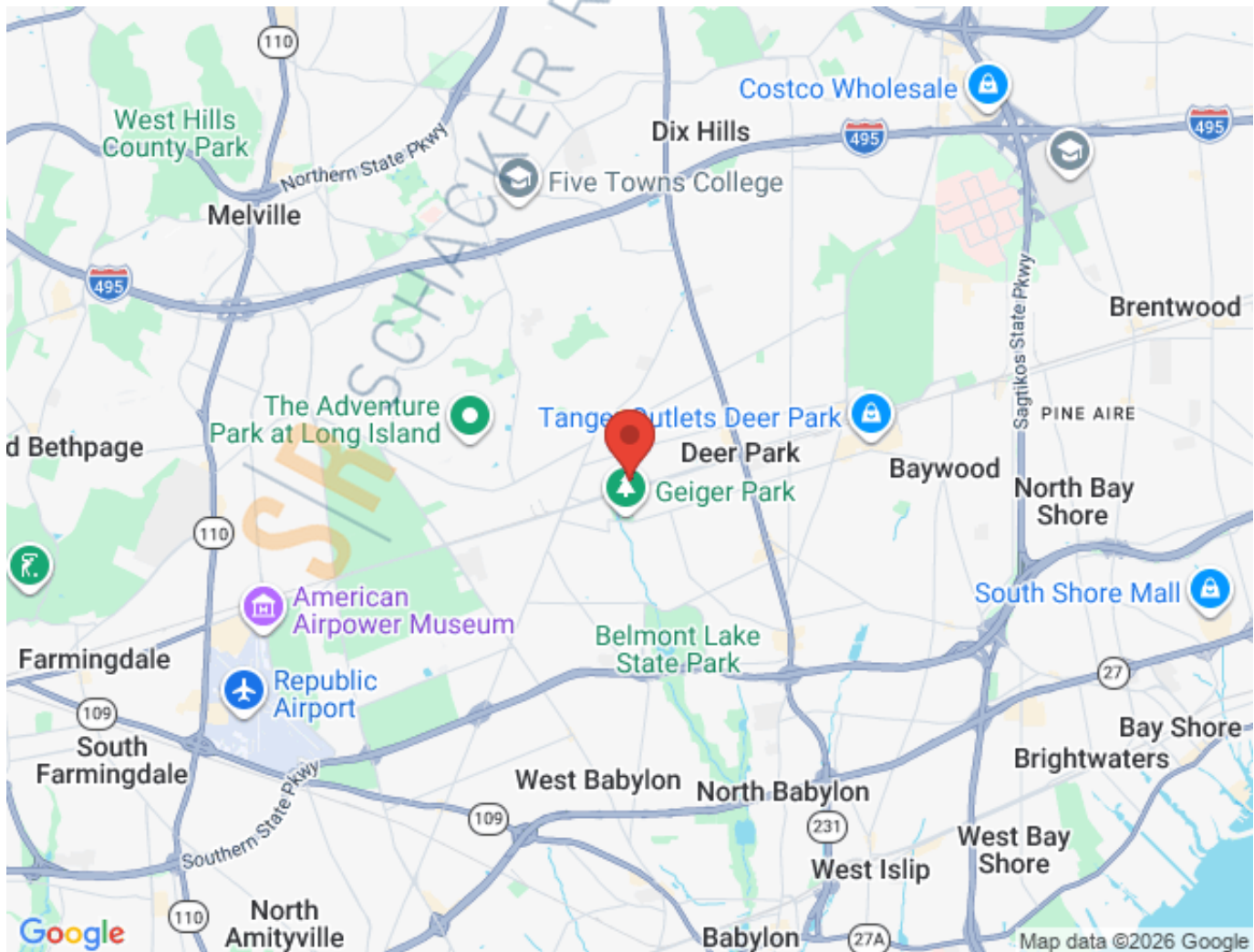
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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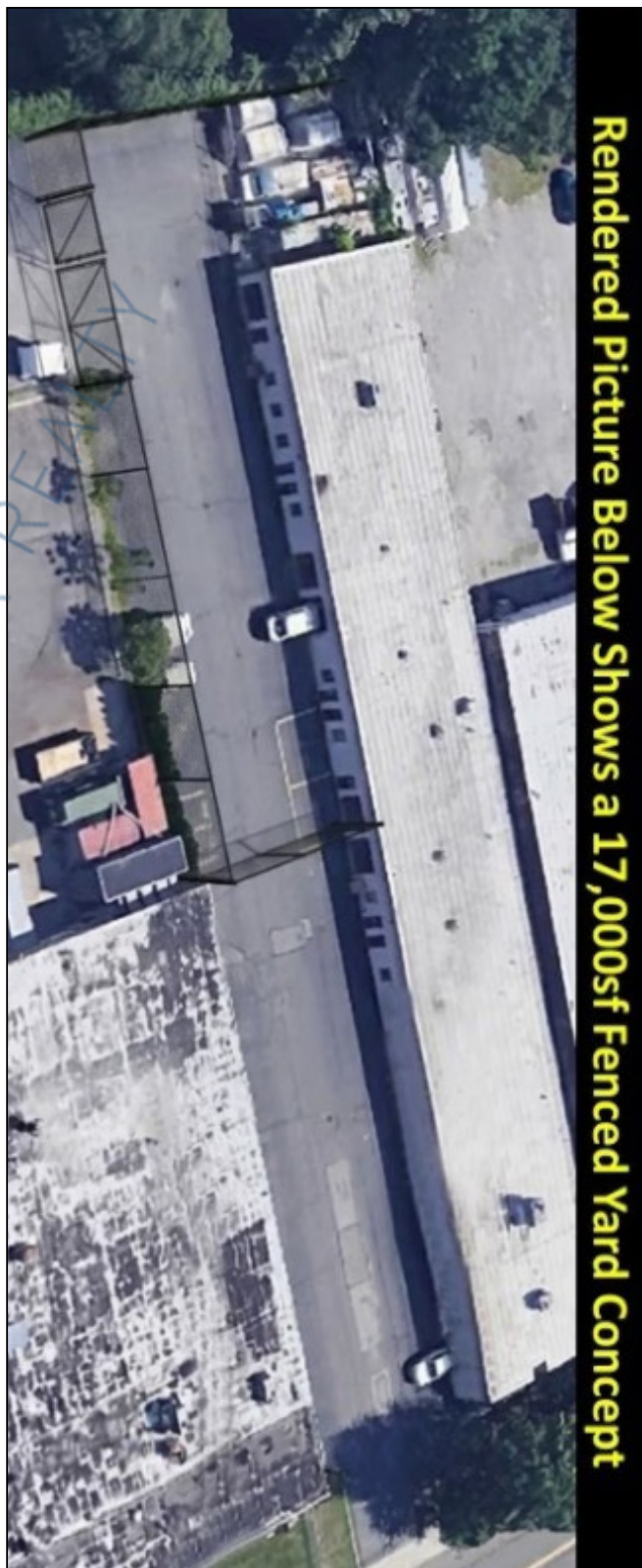
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**UNIT &
CURRENT LEASE INFO
513 Acorn St.**

Unit	Size	Lease Exp.
A	5,000sf	2/27
B	2,500sf	8/27
C	1,700sf	9/26
D	2,000sf	9/26
E	2,000sf	8/27
F	1,600sf	10/26
G	1,750sf	3/27
H	2,450sf	6/27
I	4,000sf	9/26
Yard Space	450sf	8/27

Total Sq Ft.	23,000sf
Current Gross Annual Income	\$350,400
Insurance	\$27,469
25-26 Taxes	\$57,123

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