

INDUSTRIAL BUILDING + YARD SPACE

FOR LEASE

**301 HENRY STREET
LINDENHURST NY 11757**

ASKING PRICE \$14 NET



TOTAL +/- 60,000 SF WITH THREE 20,000 SF DIVISIONS

SPECIFICATIONS

SPACE AVAILABLE: +/- 60,000 SF -(3)20K SF UNITS
OFFICE SPACE: +/- 5%
YARD SPACE: +/- 2 ACRES
ZONING: G-INDUSTRY (LIGHT)
CEILING HT: +/- 20' CLEAR
LOADING: 3 LARGE DRIVE INS
9 EXTERIOR DOCKS
POWER: HEAVY (400-800 AMPS)
SEWERED: YES
SPRINKLERED: YES
PARKING: EXCELLENT + STREET
OCCUPANCY: IMMEDIATELY



- Part of a +/- 142,860 sf Industrial building situated on +/- 7.25 acre fenced in lot. Located on the corner of Henry and Bahama Streets, close proximity to LIRR (Lindenhurst/Babylon Stations) and easy access to major highways.
- Space currently divides 20,000 sf | 20,000 sf | 20,000 sf
- Great loading makes this ideal for warehouse and distribution.

For further information or to arrange an inspection,
Please Contact Broker(s):

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171 Allen Boulevard, Farmingdale, NY
11735 Licensed Real Estate Broker