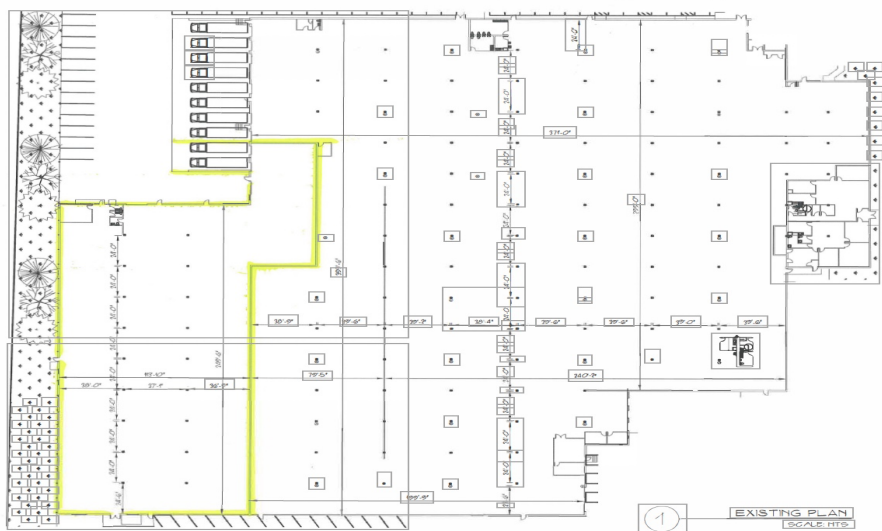




INDUSTRIAL FOR SUB-LEASE

PROPERTY DETAILS / HIGHLIGHTS:

Space Available:	+/- 30,000 SF
Zoning:	IN1 (Light Industrial)
RE Taxes:	Base Year Included
Ceiling Ht:	+/- 20 Clear
Loading:	2 Docks + 3 Drive Ins
Heat:	GAS
Power:	400 AMPS
Sprinklered:	Yes
Parking:	Excellent
Available:	Immediate
Lease Term:	Negotiable



Part of a +/- 153,659 sf industrial-warehouse building situated on +/- 8 acres.
Prime Suffolk County Location - strategically positioned in a quiet industrial/
residential community and affords direct access to the Long Island Expy. and
multiple transportation routes.

For further information or to arrange an inspection, please contact broker(s):

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