

# For Lease | Industrial Building With Offices

## 7 Commercial Boulevard, Medford NY 11763



Building Size: 11,264  $\pm$  sf  
Lot Size: .75  $\pm$  acres  
Offices: 1,260  $\pm$  sf  
Ceiling Height: 24' 6"  
Loading: 4 Drive-ins  
Tail Board Can Be Added  
Heat: Office (Electric)  
Power: 400 amps  
Lease Price: **\$15.95 per sf (inclusive of tax)**

### Total Renovation of Building 2 Years Ago Inclusive Of The Following:

- ◆ New Roof
- ◆ New Offices & Bathrooms
- ◆ New Exterior Paint
- ◆ New Paint on Interior Walls of Warehouse
- ◆ New Concrete Floor In Warehouse
- ◆ New LED Lighting Throughout
- ◆ Flexible Zoning ( J2 & Ind 1 )
- ◆ Parcel Is Approved For Outside Storage



**METRO**  
REALTY SERVICES LLC  
201 Moreland Road, Ste 4, Hauppauge, NY 11788  
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#### Exclusive Agent:

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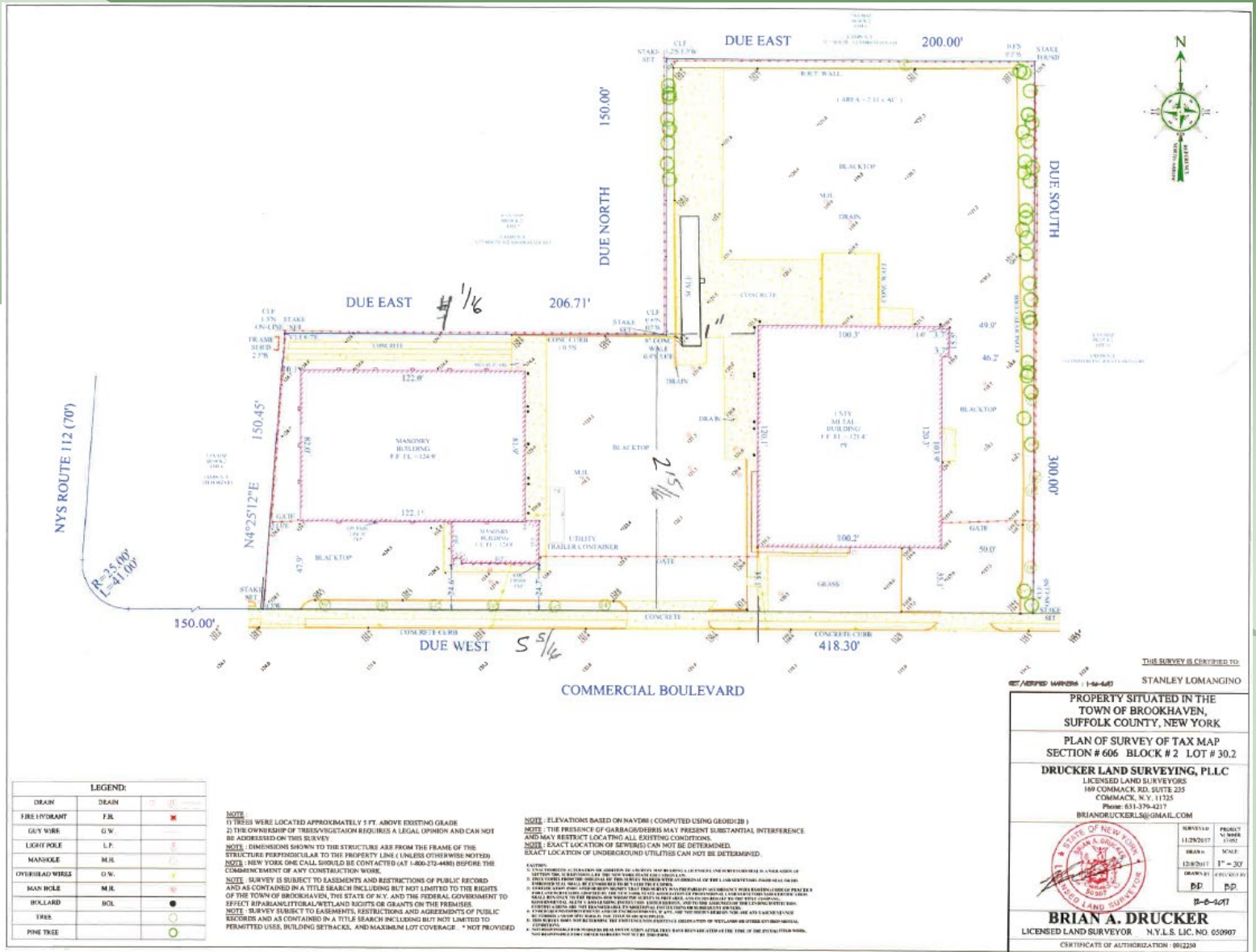
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