For Lease ~ Industrial Building 75 Austin Blvd

Commack, NY 11725



EXCLUSIVE REPRESENTATION



LOWEST-PRICED BUILDING AROUND !!!

Building Size: 50,000 square feet on 2.7 acres

Offices: $\pm 4,000$ square feet

Warehouse: $\pm 46,000$ square feet / clean, wide-open configuration

Height: 17′/16′ clear heights

Loading: 5 docks w/ levelers / 1 drive-in door

Power: Heavy power / 1200 + amps

Notes: *Several building improvements completed / underway

-New Roof

-New perimeter warehouse windows throughout -New loading doors & dock levelers throughout

-New Cambridge heating system

*Gas heated / fully sprinklered / parking for ± 90 cars

Occupancy: April 1ST, 2025

Lease Price: \$12.00 per square foot net, net, net

Taxes: \$2.00 per square foot





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