

INDUSTRIAL SPACE FOR LEASE

290 DUFFY AVENUE HICKSVILLE, NY



BUILDING SPECIFICATIONS:

Available Space:	+/- 22,000 SF
Office:	+/- 30%
Loading:	1 Drive-In Door (Additional Drive-Ins Can Be Added)
Ceiling Ht.:	+/- 14'
Sprinklered:	Fully
A/C:	+/- 90%
Heat:	Gas
Power:	400 Amps
Parking:	Ample
Occupancy:	Immediate

Lease Price: \$9.50 PSF Gross (Gross Rental
Includes Base Year Real Estate Taxes)

COMMENTS:

- Close Proximity to LIRR, Hicksville Branch
- Typical Column Spacing 25' x 40'

EXCLUSIVE AGENT FOR:



TED TRIAS | Senior Executive Director
516.328.6500 Ext. 702
ttrias@suttonandedwards.com

TOM TSIOLIS | Director
516.328.6500 Ext. 568
ttsiolis@suttonandedwards.com

1981 MARCUS AVENUE
LAKE SUCCESS, NY 11042
T. 516.328.6500
F. 516.328.6749

200 THIRTEENTH AVENUE
RONKONKOMA, NY 11779
T. 631.389.2900
F. 631.389.2920

www.suttonandedwards.com

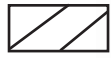
Although the information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.



SITE PLAN:



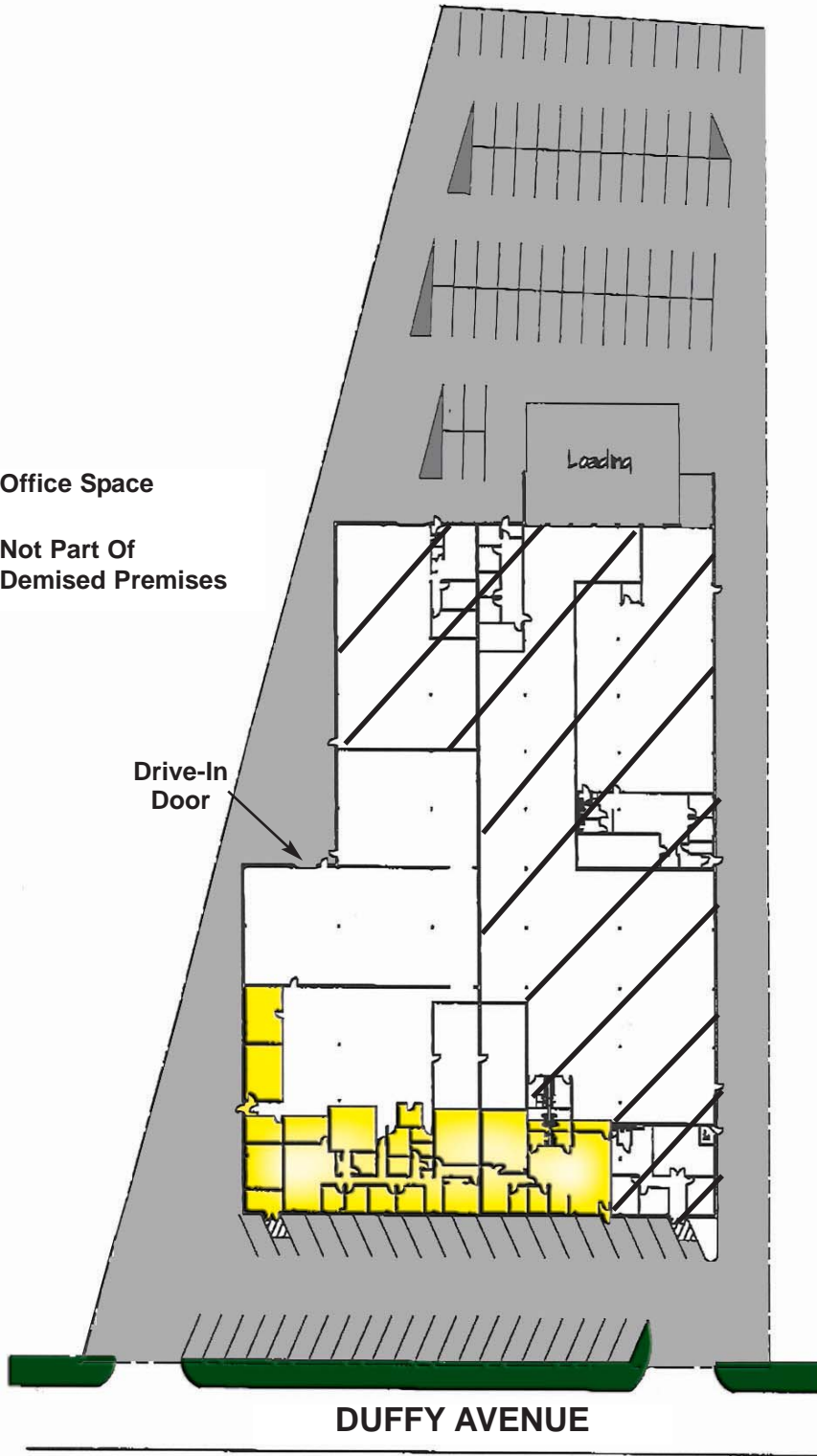
Office Space



Not Part Of Demised Premises

Drive-In Door

Loading



DUFFY AVENUE

**For Location Purposes Only
Not To Scale**

Although the information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.