

FOR LEASE

Michael Freedberg

**10 Beaverdam Road,
Islip NY**

Suffolk Industrial Properties LLC
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8,000 SF on 0.46 Acres

RATE: \$19 psf gross



SPECIFICATIONS

TOTAL SF	8,000 SF
MEZZANINE SF	2,000 SF
CLEAR HEIGHT (4,000 sf)	25'
OVERHEAD GARAGE DOORS	3
GAS	Gas

PROPERTY HIGHLIGHTS

- Located off Route 111 between Southern State Pkwy and Sunrise Highway
- Dry Sprinkler System
- Alarm System
- Upgraded Interior and Exterior Lighting
- Warehouse Interior Walls and Floor Painted
- Mezzanine Space Can be Converted to Offices
- 10 Allocated Parking Spots Including 1 Handicapped Space



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