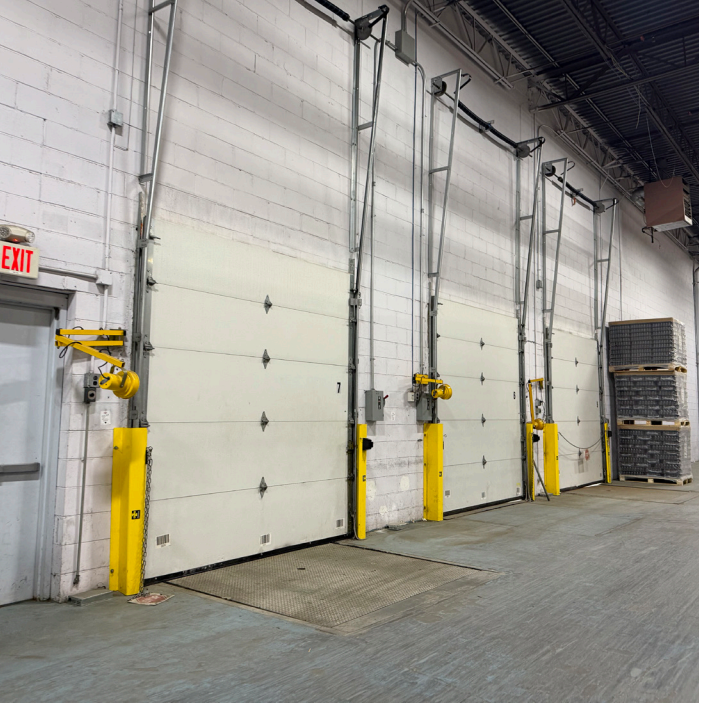
24’ CLEAR WAREHOUSE AVAILABLE



Colliers

95 EXECUTIVE DRIVE

EDGEWOOD, NY



AVAILABLE FOR SUBLEASE 43,000 SF

- ± 10% Office
- 38,700 SF Warehouse
- 24' Clear Ceiling Heights
- 6 Docks and 1 Oversized Drive In (14'h x 12'w)



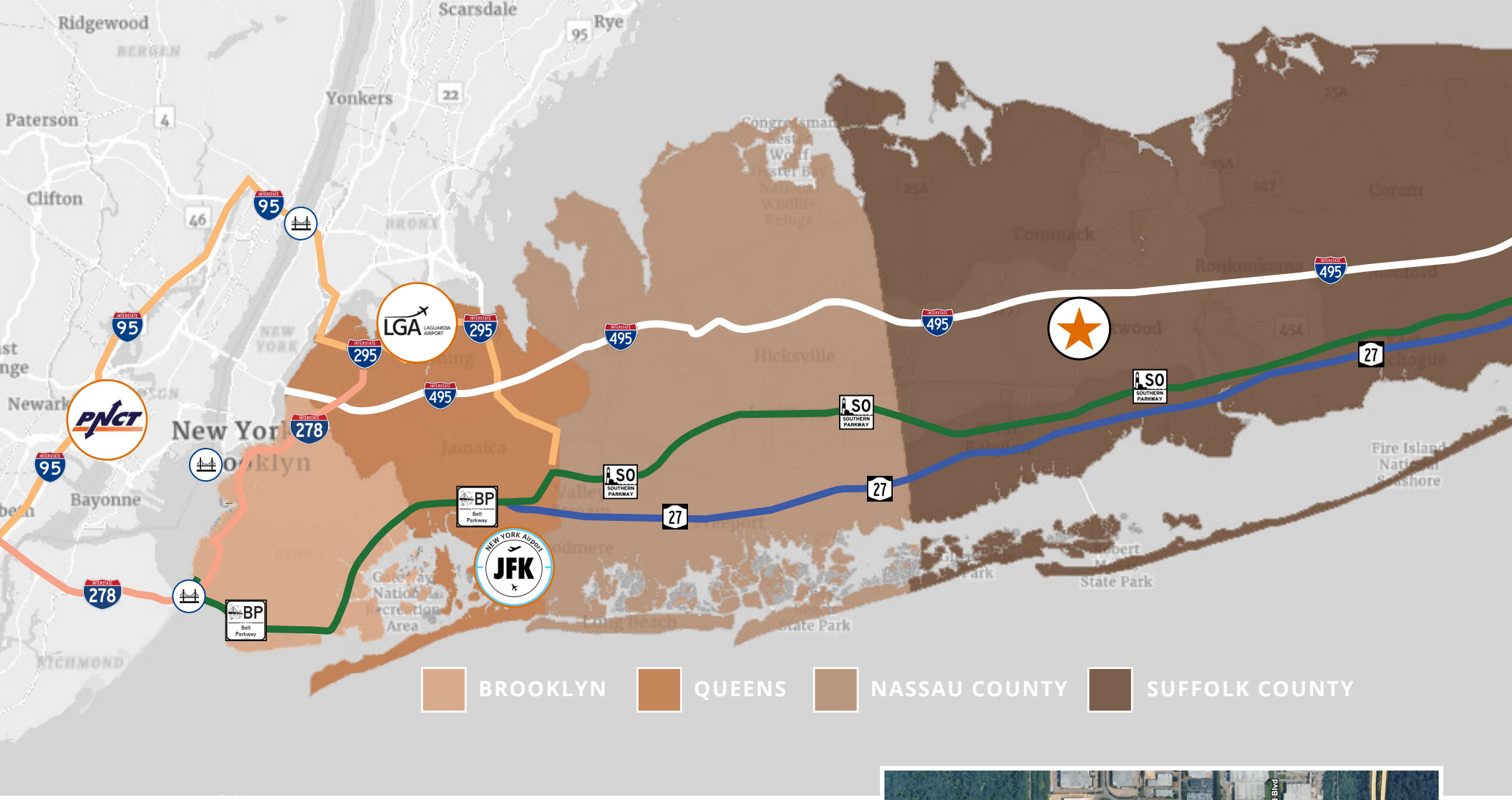


FLEXIBLE SUBLEASE TERM AVAILABLE

- 5 Docks Include Levelers
- Ample Parking
- Fully Sprinklered
- LED Lighting with Motion Sensors Throughout
- Bathrooms Throughout Offices and Warehouse
- Racking Can Be Made Available







DRIVE TIMES

Long Island Expressway (I495)	10 Minutes
LaGuardia Airport	55 Minutes
JFK International Airport	45 Minutes
Manhattan	90 Minutes
Newark Liberty International Airport	90 Minutes
Port Newark	135 Minutes



95 EXECUTIVE DRIVE

EDGEWOOD, NY

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