

9,000 Square Foot Industrial/Flex Suite For Lease

Located at the corner of LI Expressway Service Road



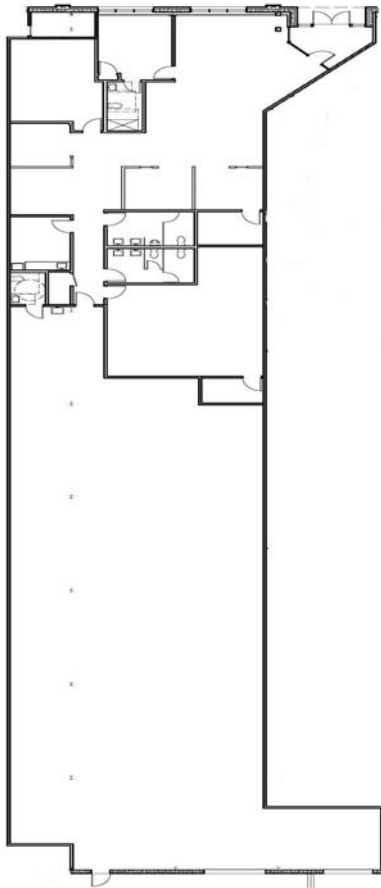
245 Newtown Road, Plainview, New York

106,297 square foot “flex” building located immediately off the Long Island Expressway in Plainview, New York. The six-acre site has extensive parking and is located on the Long Island Expressway Exit 46.



- > Industrial/flex suite of 9,000 square feet
- > Located at the corner of the Long Island Expressway Service Road
- > Fully sprinklered, sewers, gas heating
- > Separate entrance, utilities, and lavatories
- > Ample parking
- > Loading dock and drive-in door
- > Owner will modify to suit
- > Serviced by Nice 78/79 bus routes - Hicksville to Plainview & Hicksville to South Huntington

245 Newtown Road, Plainview, New York



Description:

9,000 square feet of industrial/flex space in a 106,297 square foot "flex" building situated on 6 acres. Extensive parking. Very low loss factor! Will finish to suit.

Location:

On the Long Island Expressway, at Exit 46.

Parking:

There are 27 parking spaces allocated to this suite, 3 of which are reserved.

Building:

Office: 3,400 square feet

Warehouse: 5,600 square feet

Ceiling height: 14'

Heat: Gas

Sprinkler: Yes

Sewers: Yes

Full Air-Conditioning: Yes

Loading: One loading dock and one drive-in door

Occupancy:

May 1, 2027

Rental:

\$14.95 net

Taxes:

\$5.34 per square foot



Exclusively Represented By:

David G. Hunt, MCR, CCIM

Licensed Real Estate Broker

HUNT CORPORATE SERVICES, INC.

185 Express Street, Suite 300

Plainview, NY 11803

Tel: (516) 937-1000 • www.huntcorp.com

david@huntcorp.com