

# 8,000 SF Ground Floor Warehouse Plus 7,000 SF optional yard

## FOR RENT

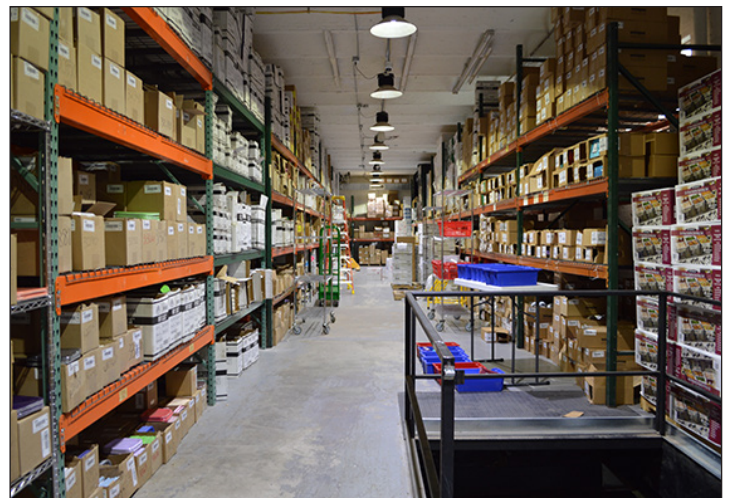
*701 Van Duzer St., a/k/a 318 Broad St. Staten Island, NY*

### DESCRIPTION

- 3 1/2 miles from Verrazano Bridge
- 14' ceiling height
- 3 loading docks
- 1 drive in door
- Fire proof building
- H.V.A.C. on entire floor
- Secured entry with keycard access
- Alarmed and Security cameras

### ADDITIONAL OPTIONS

- 6,000 SF lower ground level warehouse
- 6,000 SF state of the art offices 2nd floor



## LEASE PRICE \$17.00 P/SF



For further information please call David Heimlich

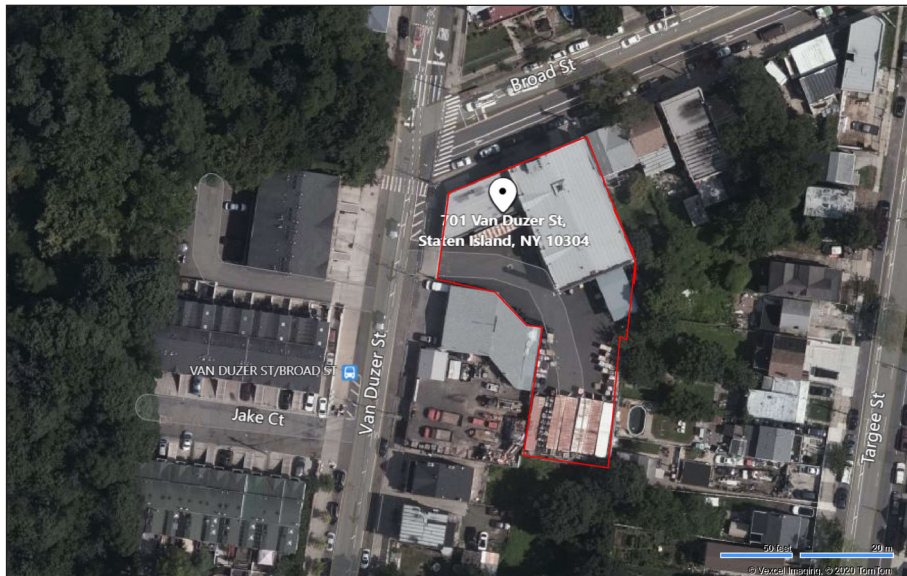
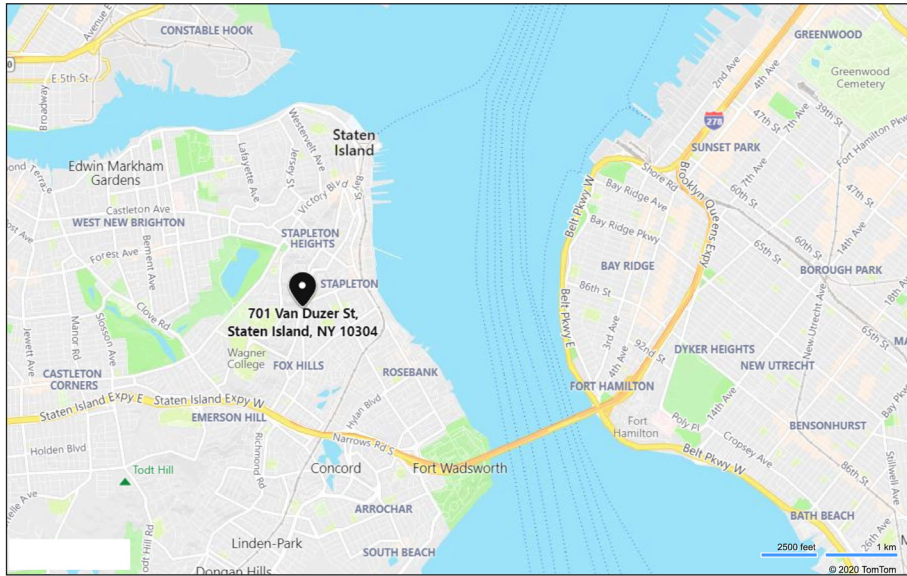
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