

**For Lease • Freeport • NY****317 South Main Street  
4,000 Square Feet +/-  
Freestanding Building**

***Located between the Freeport Downtown Business District & Nautical Mile***

**Lease Price: \$16.95 SF Gross**

***Availability Arranged***

For information and/or inspection call:

***Exclusive Agent:***

**Steven Epstein**  
Real Estate Salesperson  
Direct: 516.320.7704  
[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)

**Property Particulars:**

- ◆ 1<sup>st</sup> Floor: 3,000 SF Consisting of:
  - 1/3 Warehouse (1,000 SF)
  - 2/3 Offices (2,000 SF)
- ◆ 2<sup>nd</sup> Floor – 1,000 SF Office
- ◆ 1 Loading Door
- ◆ Parking on Site
- ◆ Within minutes of Freeport and Merrick LIRR station
- ◆ Ideal for Contractor/Mechanical Trade
- ◆ Boat Access Available