

Industrial

Exclusive Listing

Lease

**7 Shirley Street
Bohemia, NY 11716**

Property Information

Min Size:	2,500
Max Size:	2,500
GLA:	19,800
Sale Price:	
Lease Rate PSF:	\$10.95
Lease Type:	Gross
Electric PSF:	
CAM PSF:	
Possession:	Immediate
Office size:	500
Floor:	1
Ceiling Hgt:	16'
Fuel:	Gas
Sprinklered:	0
Power:	0
Loading Docks:	0
Drive Ins:	1
Parking:	Ample
RE Taxes:	
Lot Size (Acres):	1.2



Zoning:

Prime Industrial Unit Available. 20% office space with A/C. 16' ceiling height, 12' x 12' drive-in door, 200 amps power and 2 bathrooms. Located just off Sycamore Avenue and Veterans Memorial Highway. In close proximity to LI MacArthur Airport.

For Information, please contact: Brian McGuire (631)761-9403 Direct Dial Email bmcguire@cbcli.com

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