

# Office

# Exclusive Listing

# Lease

**35 Manor Road  
Smithtown, NY 11787**



### Property Information

<b>Min Size:</b>	310
<b>Max Size:</b>	2,650
<b>GLA:</b>	2,650
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$21
<b>Lease Type:</b>	Gross
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	
<b>Possession:</b>	Immediate
<b>Office size:</b>	
<b>Floor:</b>	1
<b>Ceiling Hgt:</b>	
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	0
<b>Power:</b>	0
<b>Loading Docks:</b>	0
<b>Drive Ins:</b>	0
<b>Parking:</b>	Ample
<b>RE Taxes:</b>	\$9,085
<b>Lot Size (Acres):</b>	0.23
<b>Zoning:</b>	CB



Just renovated office building in the heart of Smithtown Village. Great natural light. Close walk to LIRR - Close proximity to Main Street, Route 111 and 25A. - Heavy Retail Area - Direct meter for electric. Proportionate share for heat - Excellent corner location, great signage. - Entire building can be leased

**For Information, please contact:** Steven Reichman (631)761-6890 Direct Dial Email [sreichman@cbcli.com](mailto:sreichman@cbcli.com)

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