

# Industrial

# Exclusive Listing

# Lease

**990 Station Road  
Bellport, NY 11713**



## Property Information

<b>Min Size:</b>	15,000
<b>Max Size:</b>	15,000
<b>GLA:</b>	30,000
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$9.95
<b>Lease Type:</b>	Industrial Gross
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	0.75
<b>Possession:</b>	Immediate
<b>Office size:</b>	3000
<b>Floor:</b>	
<b>Ceiling Hgt:</b>	16' clear
<b>Fuel:</b>	Oil
<b>Sprinklered:</b>	1
<b>Power:</b>	0
<b>Loading Docks:</b>	1
<b>Drive Ins:</b>	1
<b>Parking:</b>	Ample
<b>RE Taxes:</b>	
<b>Lot Size (Acres):</b>	2.25



**Zoning:**

15,000 SF Industrial Unit Available with 20% office space, 16' ceilings, one loading dock and one drive-in. Excellent exposure and access to Sunrise Highway at Exit 56.

**For Information, please contact:** Leo Farrell (631)761-9401 Direct Dial Email [lfarrell@cbcli.com](mailto:lfarrell@cbcli.com)

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