

Holbrook Corp Center

1320-1372 Lincoln Avenue • Holbrook, NY 11741



Availability Overview

Space Available	1,630 - 3,800 SF
Lease Rate	\$9.00 - \$10.00 SF/yr (Gross)
Lease Type	Gross
Date Available	
Space Type	Manufacturing; Warehouse/ Distribution
Spaces available	10
Building Size	60,000 SF
Cross Streets	State Highway 454 & Lincoln Ave

Property Overview

Property

All Lease Prices Quoted Are Gross (Include RE Taxes, Water, Snow Removal, and CAM).
Two Months Security Deposit And First Month's Rent Due at Lease Signing.

Location

Convenient Location. Just north of Vets Hwy, and less than 1 mile north of Sunrise Hwy. Easy access to LIE and MacArthur Airport.

Presented by

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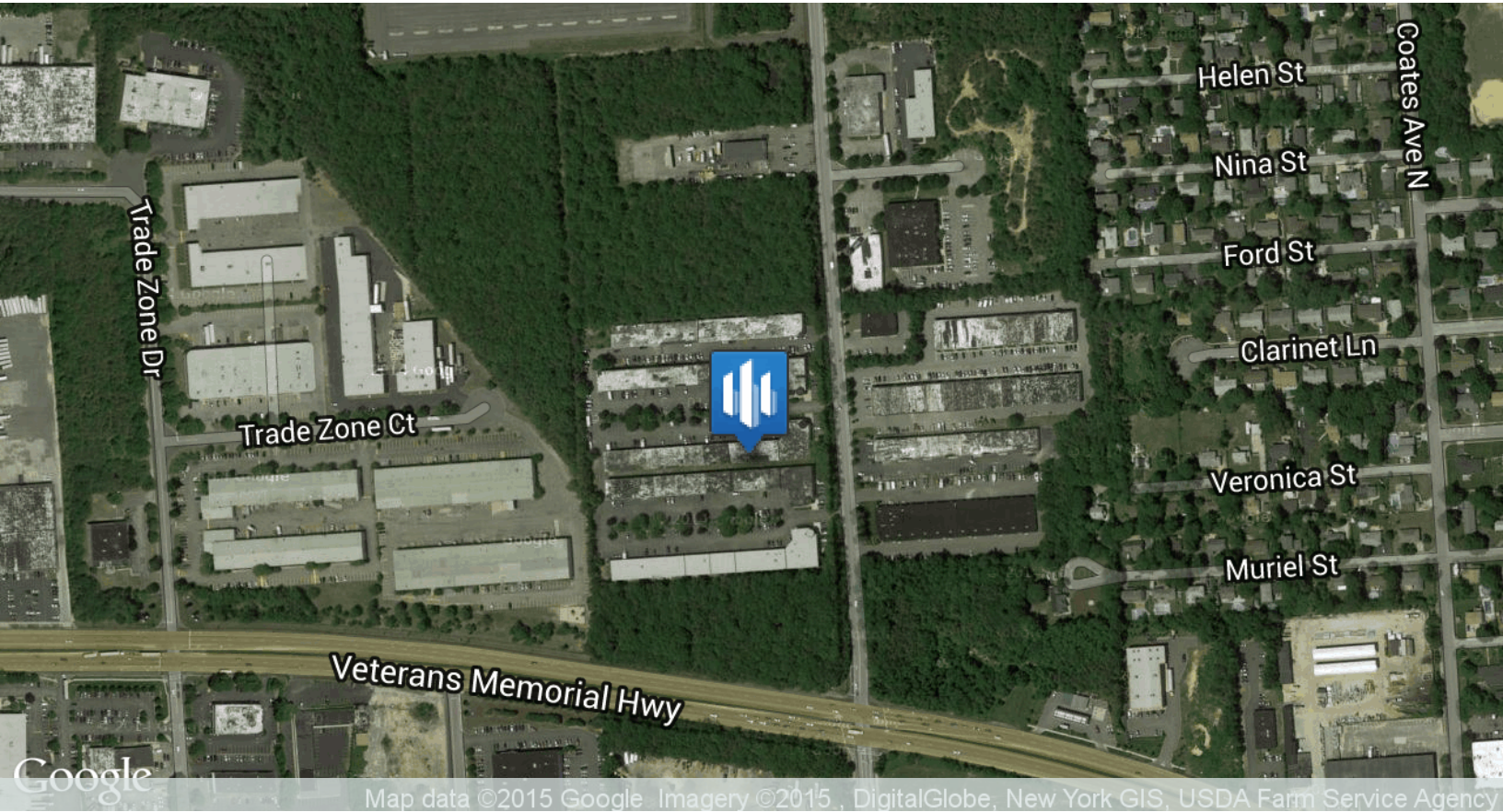
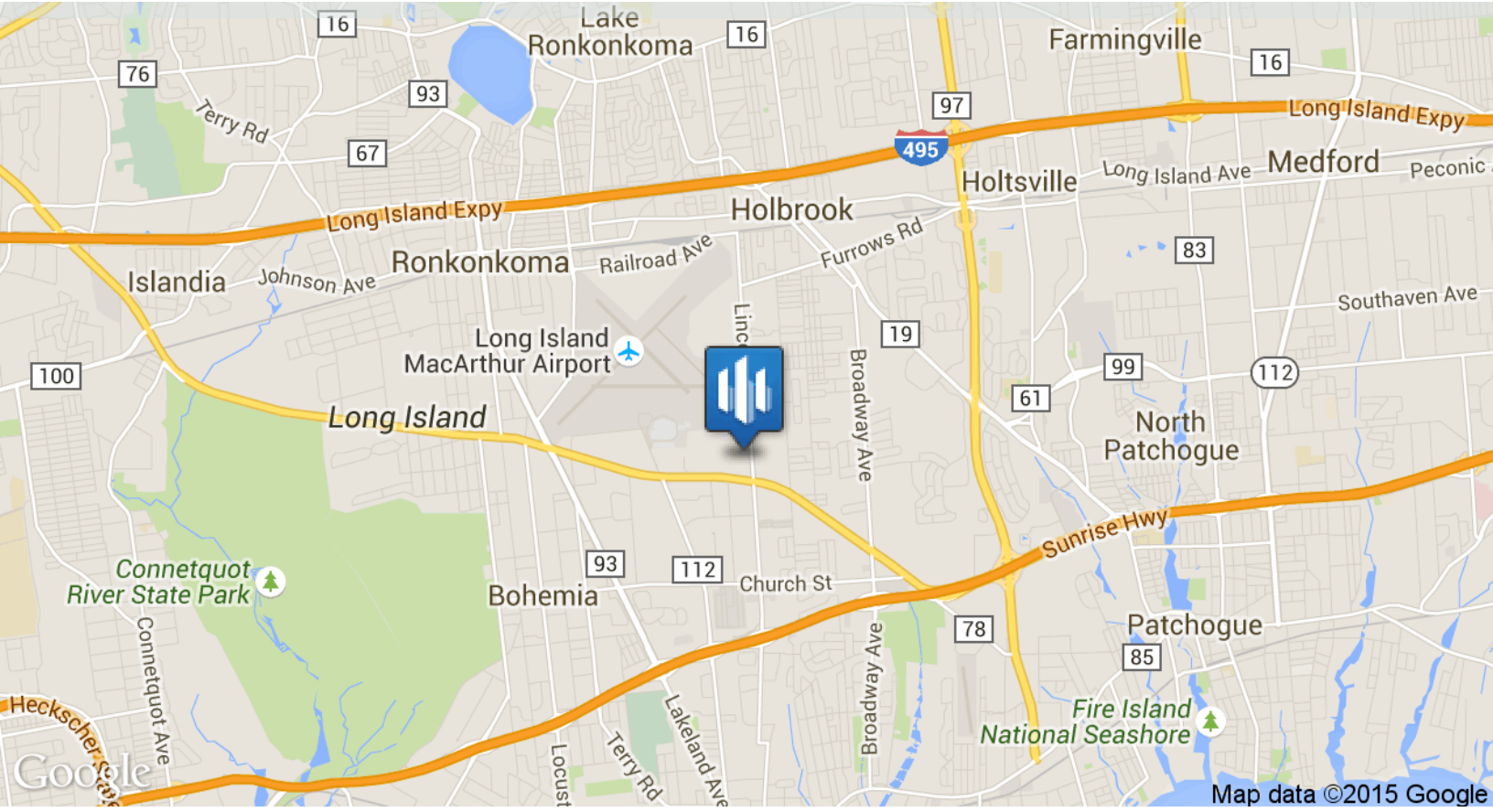
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Holbrook Corp Center

Location Maps



Summary

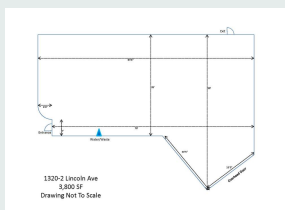
10 Spaces

Lease Rate	\$9.00 - 10.00 SF/yr (Gross)	Space Available	1,630 - 3,800 SF
Lease Type	Gross	Term	

1320-9

Lease Rate	\$1,350 per month	Space Available	1,630 SF
Lease Type	Gross	Term	Negotiable

1320-2



Lease Rate	\$9.00 SF/yr	Space Available	3,800 SF
Lease Type	Gross	Term	Negotiable

This space has great frontage on Lincoln Avenue. This space is currently bare and can be configured in a multitude of ways.

1340-2

Lease Rate	\$10.00 SF/yr	Space Available	3,800 SF
Lease Type	Gross	Term	Negotiable

This space has great frontage on Lincoln Avenue. This space is currently built out with approximately 1800 SF of beautiful office space.

1337-5

Lease Rate	\$10.00 SF/yr	Space Available	2,880 SF
Lease Type	Gross	Term	Negotiable

800 SF Office
Gas Heat for W/H
Rooftop HVAC For Office

1337-6

Lease Rate	\$10.00 SF/yr	Space Available	2,880 SF
Lease Type	Gross	Term	Negotiable
800 SF Office Gas Heat for W/H Rooftop HVAC For Office			

1337-7

Lease Rate	\$10.00 SF/yr	Space Available	2,880 SF
Lease Type	Gross	Term	Negotiable
800 SF Office Gas Heat for W/H Rooftop HVAC For Office			

1320-13

Lease Rate	\$10.00 SF/yr	Space Available	3,400 SF
Lease Type	Gross	Term	Negotiable
1,900 SF Of Office			

1350-11

Lease Rate	\$1,350 per month	Space Available	1,630 SF
Lease Type	Gross	Term	Negotiable

1350-12

Lease Rate	\$1,350 per month	Space Available	1,630 SF
Lease Type	Gross	Term	Negotiable

1372

Lease Rate	\$2,300 per month	Space Available	3,000 SF
Lease Type	Gross	Term	Negotiable
Bare Storage Preferred			