

4195 MIDDLE COUNTRY RD., CALVERTON

FOR LEASE



10,000 - 40,000 SQ. FT.

Space 1: 20,000 sq. ft \$6.00 per foot gross rent, fire sprinkler (former Rx), Interior offices: 62'x23' built out with offices and lobby, 400 amps 3 phase, 4-16'x16' electric overhead doors, 4 - 9'x 9' dock doors.

Space 2: 20,000 sq. ft \$6.00 per foot gross rent, fire sprinkler, 10% office can be combined with above for 40,000 sq. ft

Space 3: 10,000 sq. ft, \$6.00 per foot gross rent (can be divided), Sprinklered, 400 amps, 87' x 120' deep. Electric Overhead Doors 16'x16'

Details:

- Also available 10 acres for manufacturing ground lease development.
- 29 total Acres, GLA = approx. 165,000 sq. ft.
- 21' foot clear ceilings Overhead Doors and Drive in Doors
- Gas Heat, 10% office +/-

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