

# Industrial / R&D Suit For Lease

1340-2 Lincoln Avenue, Holbrook, NY 11741



## OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Power:

200 Amps | 3 Phase

Zoned:

Light Industrial

## PROPERTY OVERVIEW

Lease Price Includes RE Taxes, Water, Snow Removal, and CAM

Two Months Security Deposit And First Month's Rent Due at Lease Signing.

## PROPERTY HIGHLIGHTS

- 50% Office
- 3 Offices, Reception Area, Conference Room, Break Room, and 2 Baths
- Frontage on Lincoln Avenue
- Ample Parking
- Located 650 feet north of Veterans Memorial Highway and 1.3 miles from Sunrise Highway.

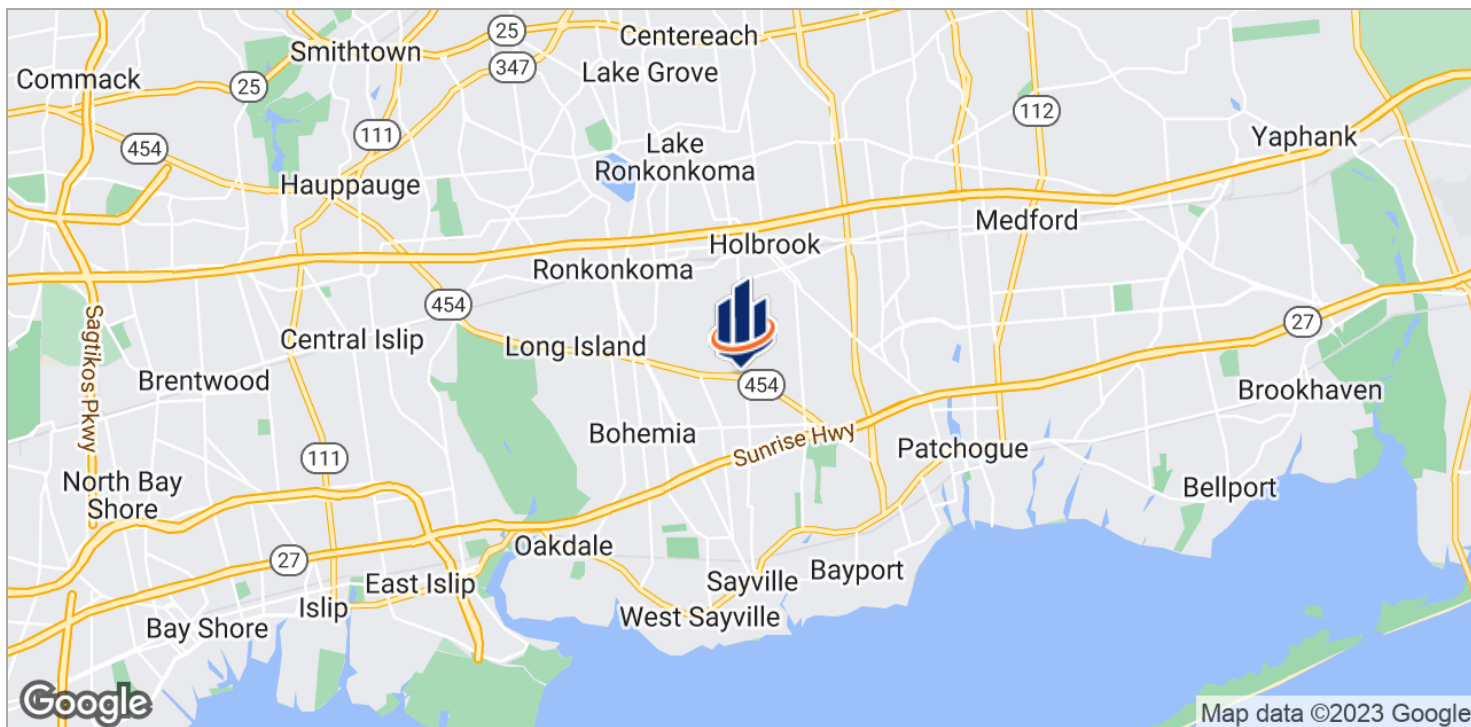
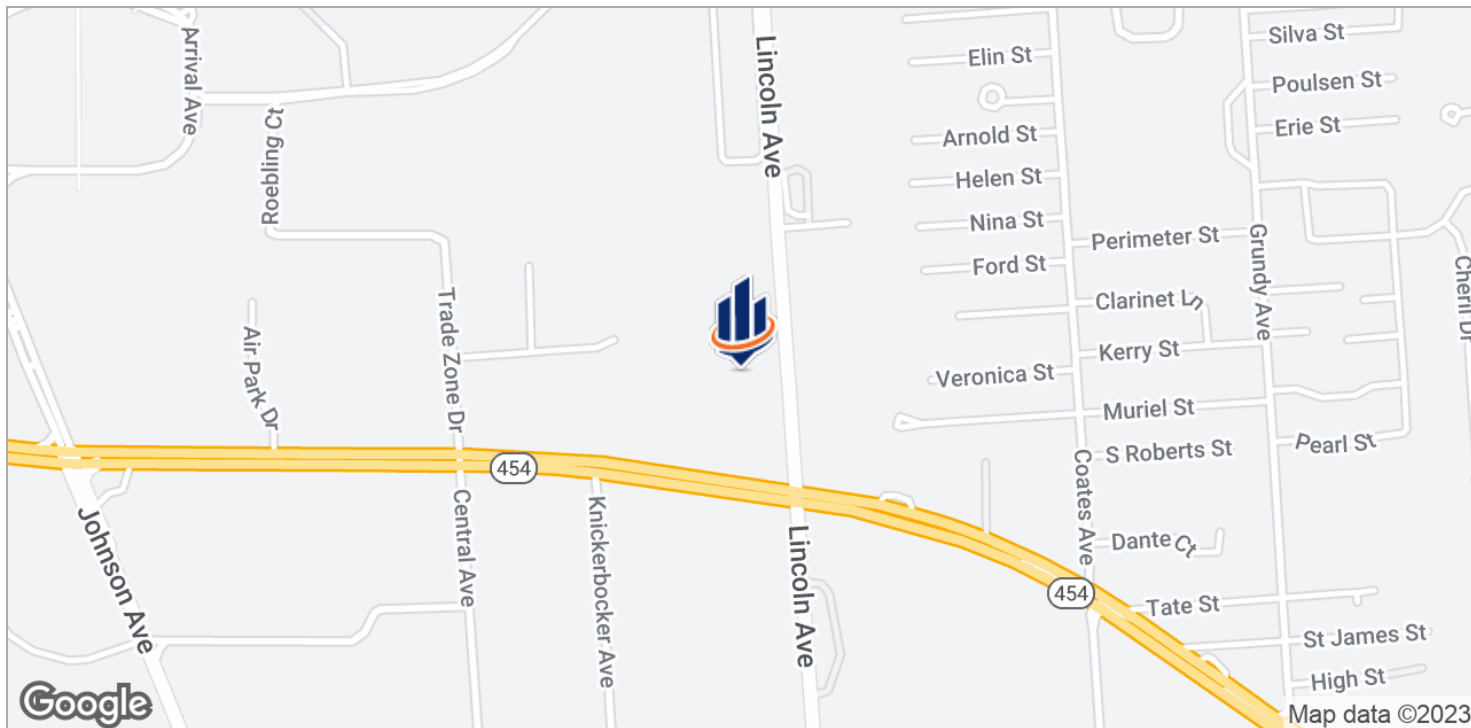
### Aric Schachner

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