

OFFERING SUMMARY

Lease Rate:	\$13.00 PSF (NNN)
Available SF:	3,297
Power:	200 AMPS Three Phase
Loading:	14' Drive-In Door
Utilities:	Direct Meter
Zoned:	Light Industrial L1

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer Warehouse and Office Space in the beautiful campus setting of Sherwood Corporate Center, which is located on the northwest corner of Sunrise Highway and Nicolls Road (CR 97). The campus is just minutes south of the Long Island Expressway.

Space is currently 100% office and can be converted to approximately 20% office with 80% warehouse space.

PROPERTY HIGHLIGHTS

- Sewers
- Sprinklers
- Gas Heat
- 16' Clear Ceiling

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



90 Colin Drive

Holbrook, NY 11741

FOR LEASE

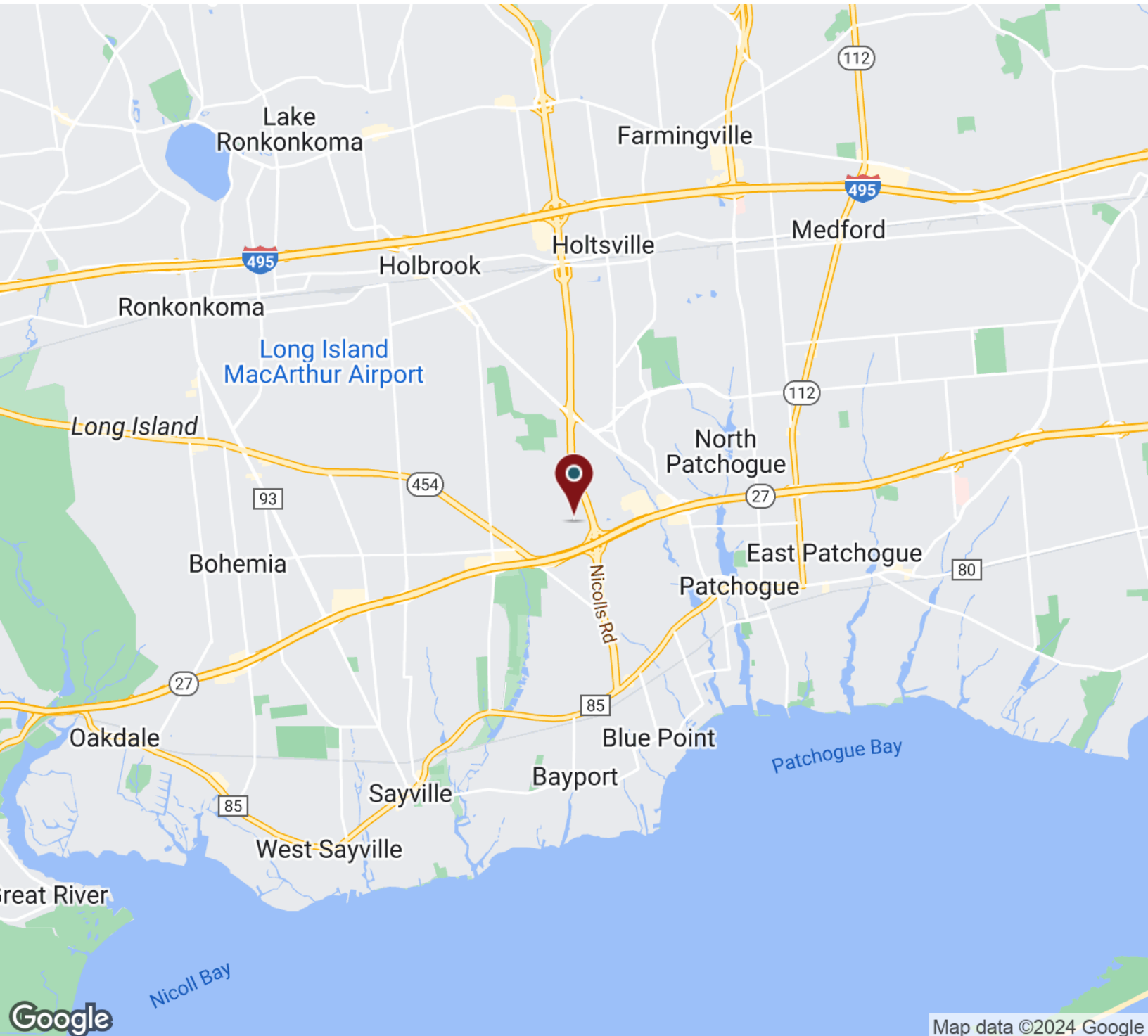
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