

4,000 SF AVAILABLE



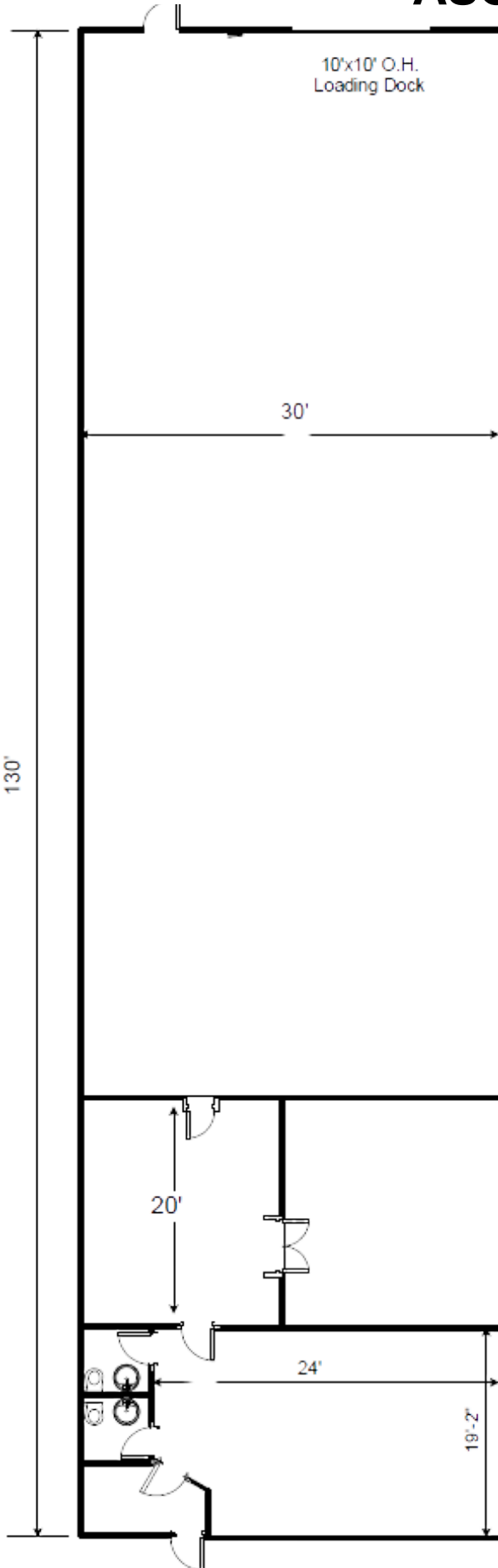
**95 M HOFFMAN
LANE ISLANDIA, NY
AUGUST 1ST OCCUPANCY**

**14' CLEAR
400 AMPS
30% FINISH
(1) DRIVE-IN DOOR**

631-420-0070
DANA@BRENTMAKO.COM
BROKERS PROTECTED

95 M HOFFMAN LANE, ISLANDIA, NY




AUGUST 1ST OCCUPANCY



4,000 SF INDUSTRIAL UNIT

- 14' CLEAR
- 30% FINISH
- SPRINKLERED
- AC IN OFFICES
- (2) BATHROOMS
- (1) LOADING DOCK
- (3) PRIVATE OFFICES
- 400 AMPS / 3-PHASE POWER
- GAS HEAT IN WAREHOUSE
- LED LIGHTING THROUGHOUT
- PERFECT FOR LIGHT MANUFACTURING, STORAGE OR SERVICE RELATED USE

PROPERTY INFORMATION

- 0.1 MILES SOUTH OFF THE I-495 AT EXIT 57 
- 0.3 MILES EAST OF VETERANS MEMORIAL HWY 
- 5 MILES WEST OF LIRR RONKONKOMA
- CENTRALIZED LOCATION 
- MULTI TENANT INDUSTRIAL BUILDING

DANA GUCCIARDO
DANA@BRENTMAKO.COM
631.420.0070
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BRENTMAKO
REAL ESTATE GROUP