

For Sub-lease ~ Industrial / Office / R&D
300 Denton Avenue
New Hyde Park, NY 11040

METRO
REALTY SERVICES LLC

Price Reduced



- ◆ 12,500sf Building on .42 Acres
 - 1st Floor – 5,000sf office & 5,000sf warehouse
 - 2nd Floor – 2,500sf air conditioned loft space with freight elevator
- ◆ 13' ceiling height
- ◆ 1 grade level door and 1 loading dock
- ◆ Gas heat
- ◆ Sublease Term Through 1/19/2022
- ◆ Sprinklers
- ◆ Sewers
- ◆ 21 car parking

Sub-Lease Price: ~~\$13.95~~ \$12.95 psf net
Taxes: \$3.87 per sf

Comments:

- ◆ Immaculate flex building – fully renovated
- ◆ New paved parking lot and security gate
- ◆ Delivered with high tech modern furnishings throughout
- ◆ Longer term possible

For further information or to arrange an inspection of this property please contact "Exclusive Agents":

Andrew B. Blumenthal, Licensed Real Estate Broker
Managing Partner
(631) 770-0700 ext. 6363
andy@metrorealtyservices.com

Mark Timpone, Licensed Real Estate Broker
Managing Partner
(631) 770-0700 ext. 6361
mark@metrorealtyservices.com

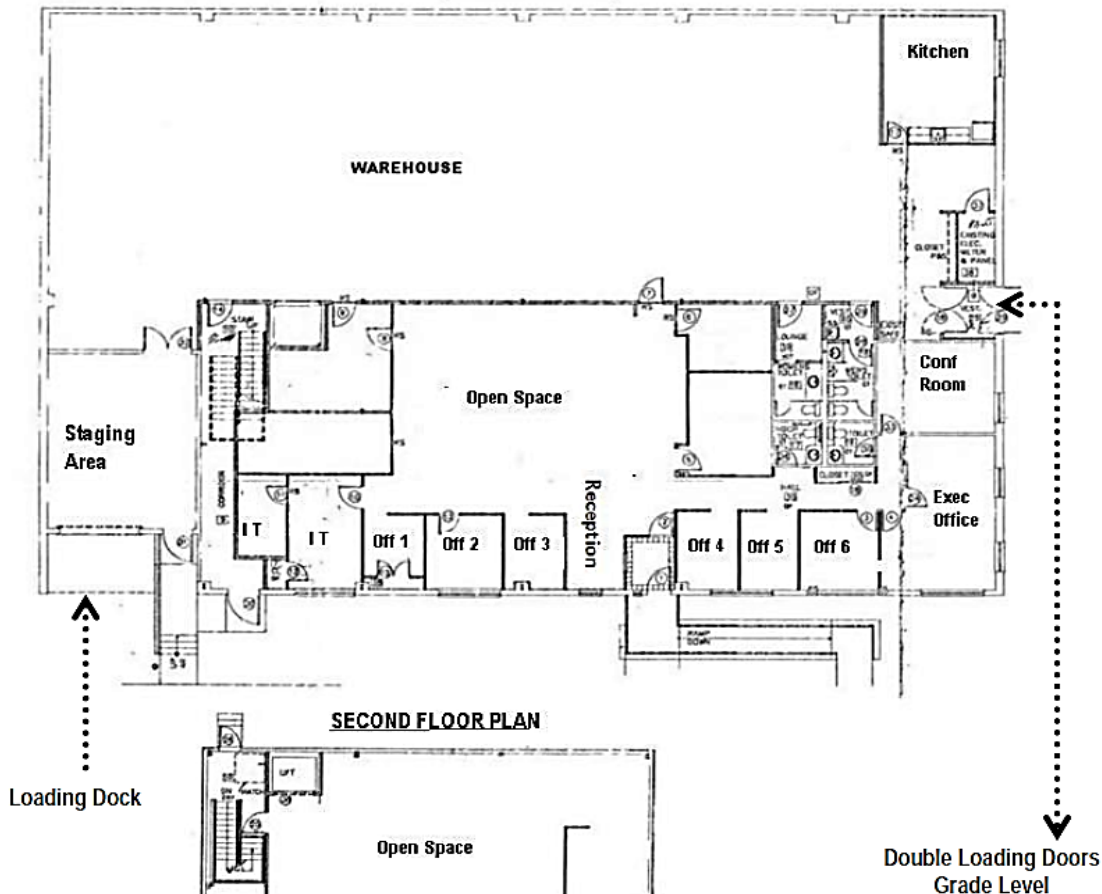
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All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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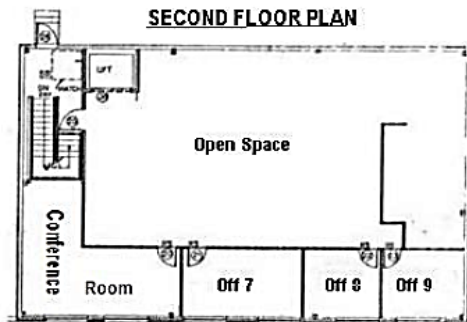
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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