



Alliance

Real Estate Corp.

As **exclusive agent**, we are pleased to announce the availability of the following property:

OFFICE / R&D UNIT FOR SALE or LEASE

Asking Price: ~~\$999,000~~ **\$989,000 *Reduced!** or
\$17.95 PSF /Gross + Utilities

**13 Technology Drive
E. Setauket, NY 11733**



SPACE DETAILS / HIGHLIGHTS:

Space Available:

6,800 SF Unit (Can be combined with a 6,800sf Industrial unit)

Max Contiguous:

13,600 SF

RE Taxes:

Base Year Included

Occupancy:

Immediate

Heat:

Gas

- Part of a 40,000sf building situated on +/- 3 acre lot
- Corner unit
- Utilities separately metered
- This office unit can also be leased or sold in combination with a 6,800 sf industrial unit (see combos below)
- Located just north of Nesconset Hwy (Rte 347) in the Stonybrook Technology/Medical Park and just minutes from the Stony Brook University/Hospital

Combo Units	Space	Use	Office Space	Features	Lease Price	Sale Price
13 15	13,600 SF	Warehouse/Office	+/- 40%	200 amps per, 1 OH Door, 18' Clear ht	\$12.95 psf/Net - \$17.95 psf/Gross Plus Utilities	\$1,978,000

For further information or to arrange an inspection, please contact exclusive broker:

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