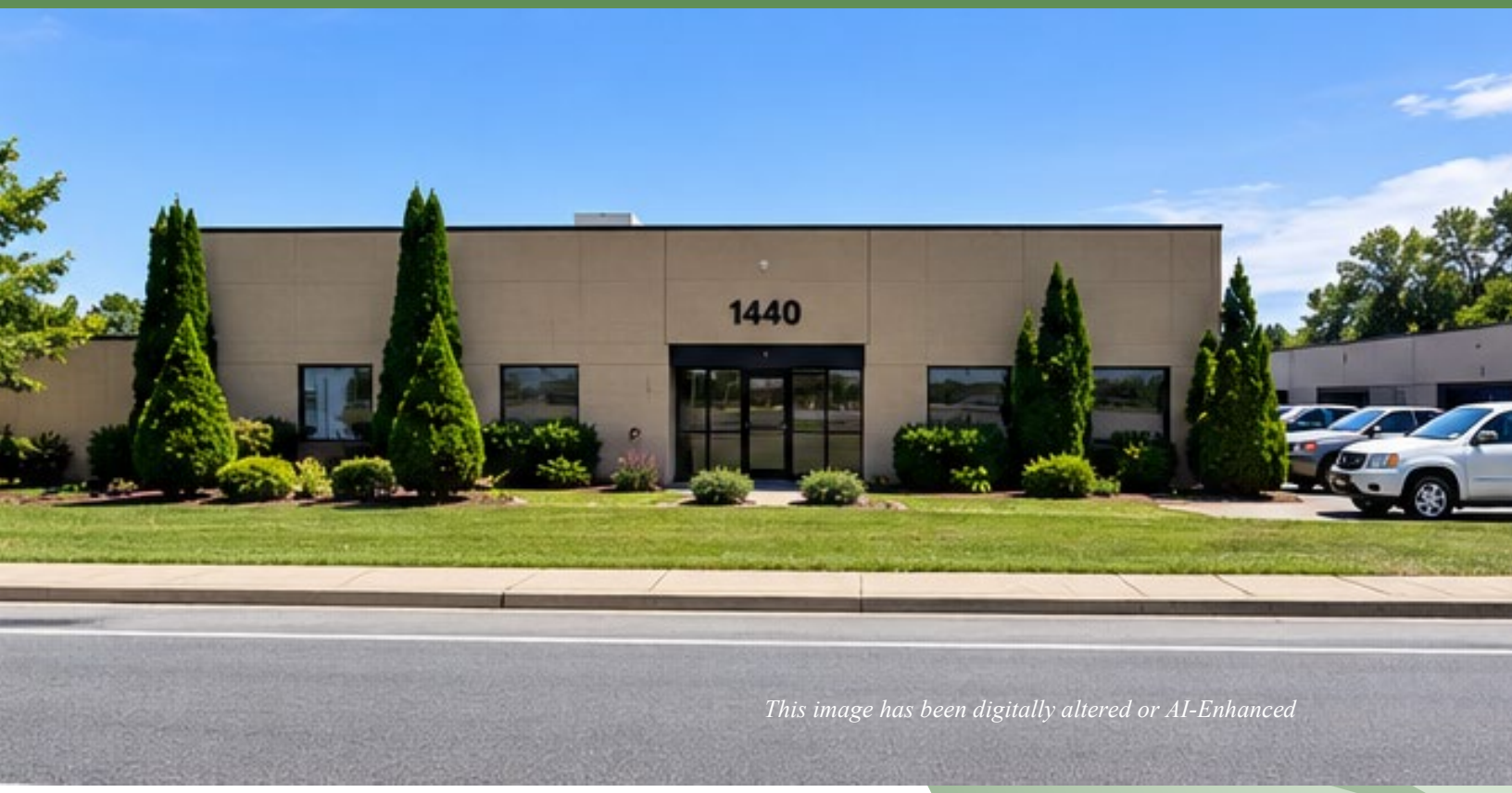
For Lease | Industrial Unit
1440 Church Street, Bohemia NY 11716



This image has been digitally altered or AI-Enhanced

Unit Size:	9,500 sf ±
Offices:	2,375 sf ± (25%)
Ceiling Height:	16'±
Drive-Ins:	1 (14')
Heat:	Gas
Power:	400 amps

- Front Unit

Lease Price: $16.95 psf (Base Year Taxes & CAM included)

METRO REALTY SERVICES LLC
201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Contact Exclusive Agent:

Mark Pawlitschek
Licensed Associate Real Estate Broker
Direct: (631) 770-0700
Cell: (631) 921-8527
mfp@metrorealtyservices.com

Modified: 11/3/2026

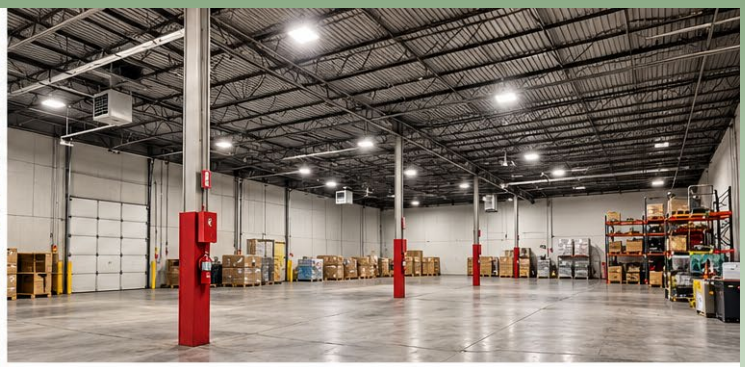
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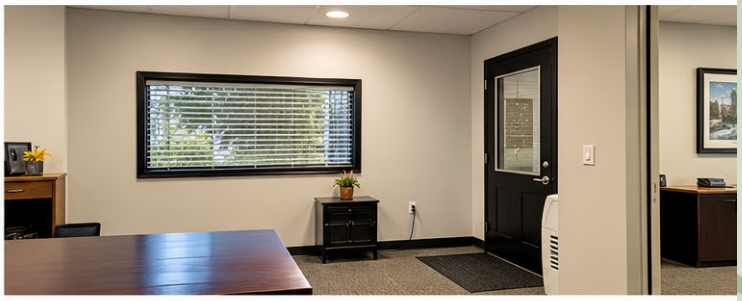
PROPERTY PHOTOS

Images Digitally Altered or AI-Enhanced

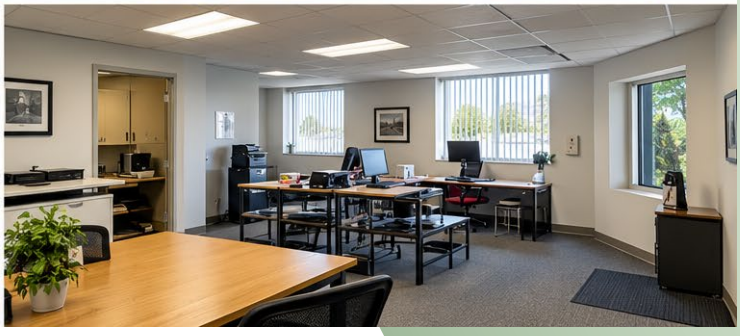












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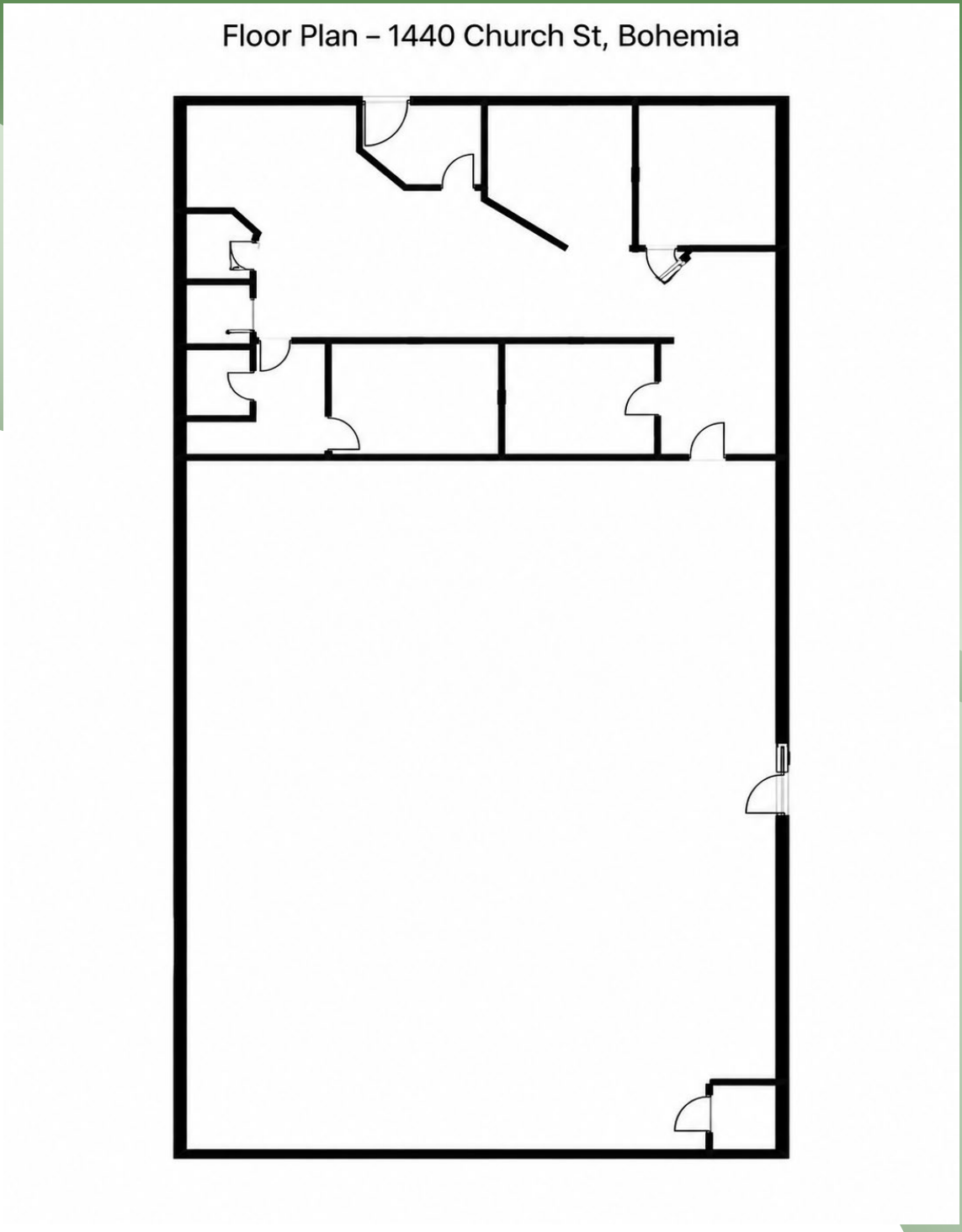
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