

For Lease ~ Industrial / Flex Building
155 South 10th Street
Lindenhurst, NY 11757



INDUSTRIAL USERS ACCOMMODATED



Building Size: 7,120 sf

Offices/Flex space: 5,620 sf

(can be reduced to increase warehouse size)

Ceiling Height: 13'-18'

Heat: Gas

Drive-In: Currently 1

(additional and or larger can be installed)

Air conditioning: Currently in 5,620sf

Power: Ample

Comments & highlights:

- 1) Divisible – several configurations possible.
- 2) Space can be demised to suit any tenants needs including but not limited to Office, Flex, Laboratory, Industrial.
- 3) Space currently includes: A Reception area, Private offices, Executive suite w/ private bath, Large bullpen w/ cubicles (can stay), a Conference room, a Kitchen and Warehouse.

Asking Lease Price:

\$ 14.50

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

Andrew B. Blumenthal, Managing Partner
Licensed Real Estate Broker
Office: 631-770-0700 Ext 6363
andy@metrorealtyservices.com

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. 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.

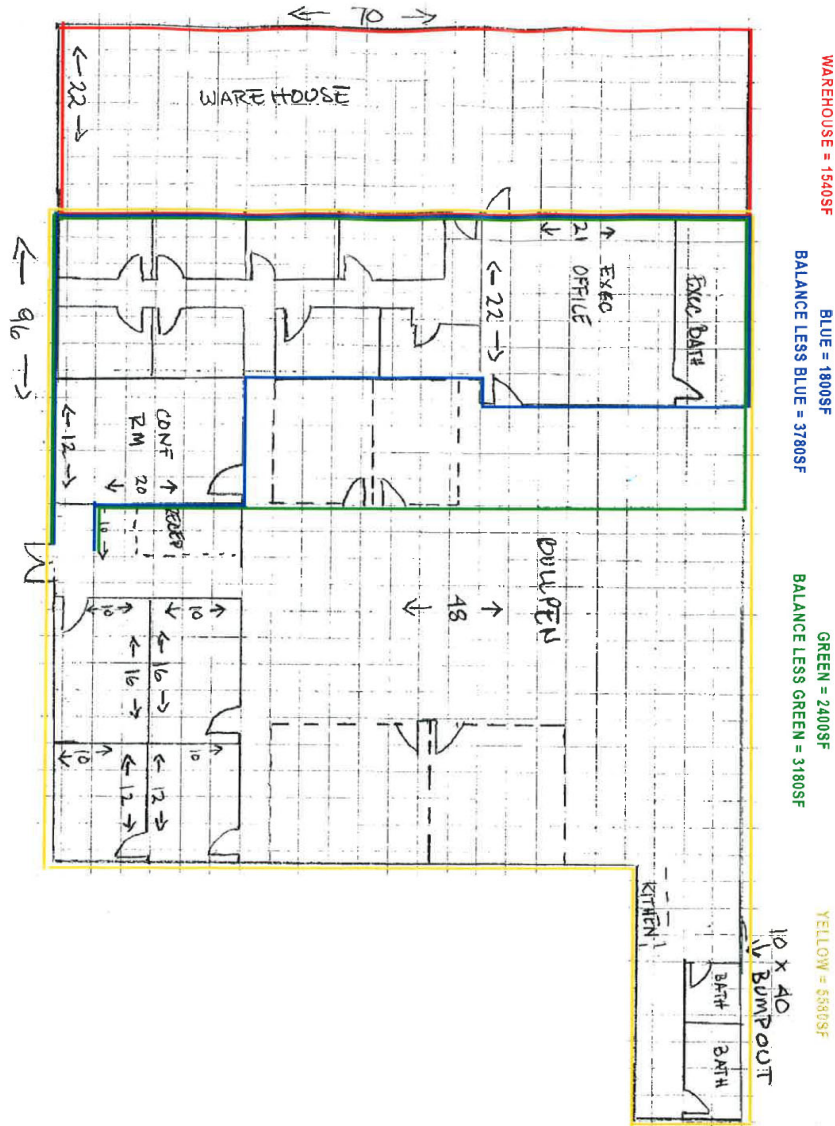
Metro Realty Services, LLC
201 Moreland Road, Suite 4, Hauppauge NY 11788
T (631) 770-0700 ~ F (631) 770-0710
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For Sale ~ Industrial / Flex Building
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Space currently demised (not to scale) as shown below
Yellow area encompasses everything except the warehouse space

**Office Can Be
Reduced To
Increase
Warehouse Size**



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