

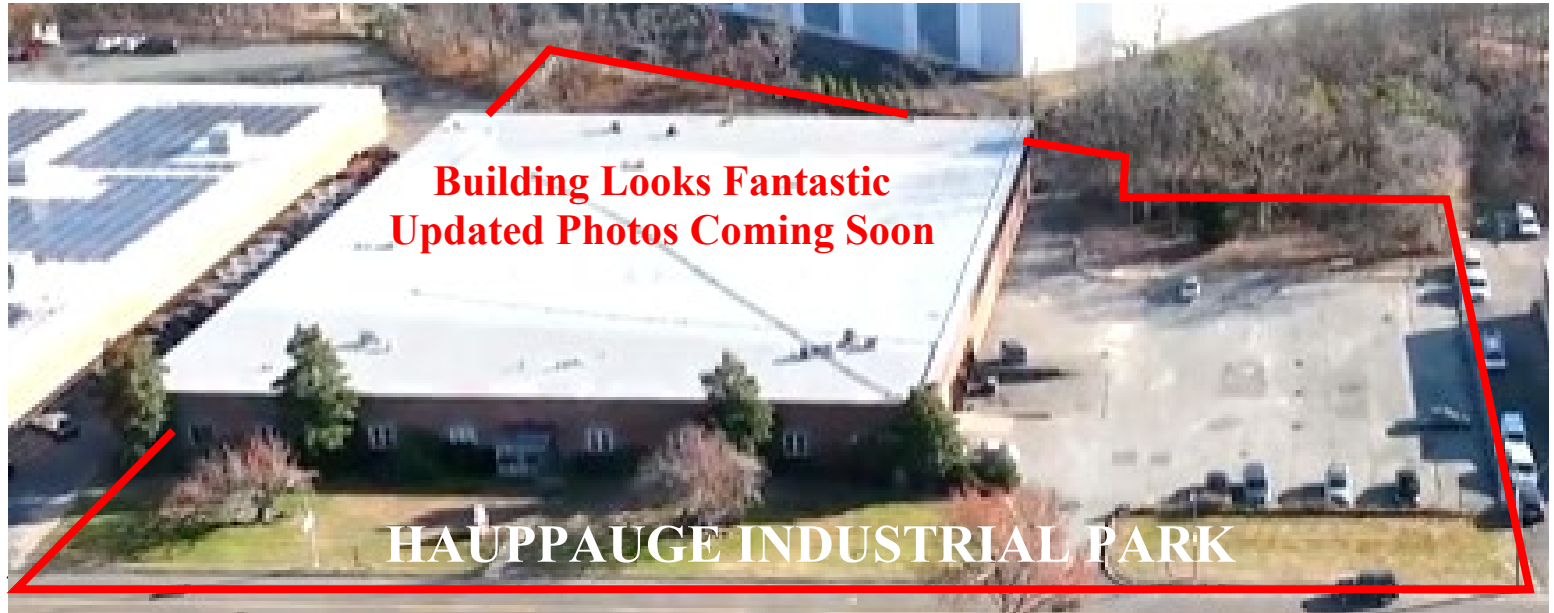
For Lease ~ Industrial Building

**75 Austin Blvd**

Commack, NY 11725

**METRO**  
REALTY SERVICES LLC

**EXCLUSIVE REPRESENTATION**



## 50,000 SF TOTAL ON 2.7 ACRES FOR LEASE

17'/16' clear heights / heavy power / multiple docks / gas heated / fully sprinklered / large newly-paved yard / abundant parking / brand new roof / brand new loading doors & levelers / brand new heating system / brand new perimeter warehouse windows / additional interior & exterior renovations under way / newly painted warehouse & office space / new bathrooms throughout / immediate occupancy / low taxes of only \$2.00 psf

### 4 Leasing Options As Follows / Floor Plans On Following Page:

**Option #1:**

- 50,000 sf (entire bldg.)
- 4,000 sf offices
- 5 docks, 1 drive-in door
- \$13.75 Net, Net, Net

**Option #3:**

- 29,000 sf
- 4,000 sf offices
- 2 docks, 1 drive-in door
- \$13.75 Net, Net, Net

**Option #2:**

- 40,000 sf
- 4,000 sf offices
- 4 docks, 1 drive-in door
- \$13.75 Net, Net, Net

**Option #4:**

- 21,000 sf
- No offices / warehouse only
- 3 docks
- \$13.75 Net, Net, Net

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, Ste. 4  
Hauppauge, NY 11788  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

Doug Donatelli, Lic. Real Estate Broker  
cell: 516-448-6459  
[doug@metrorealtyservices.com](mailto:doug@metrorealtyservices.com)



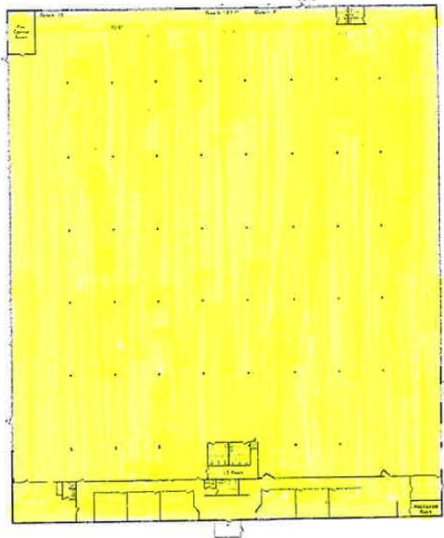
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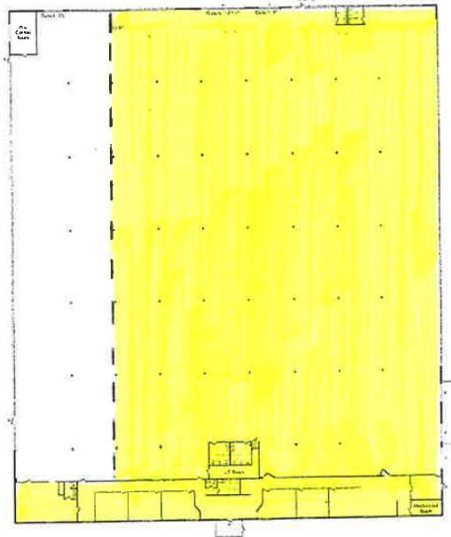
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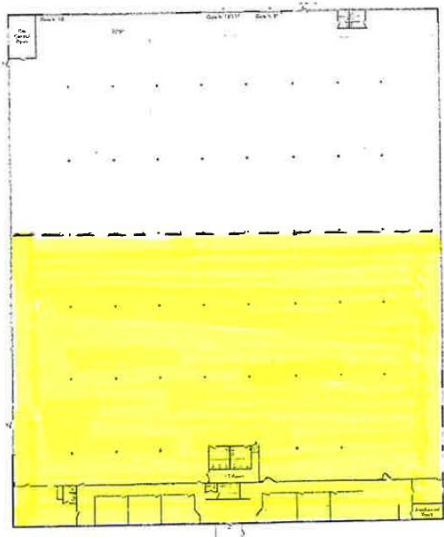
Option #1 50,000 sf



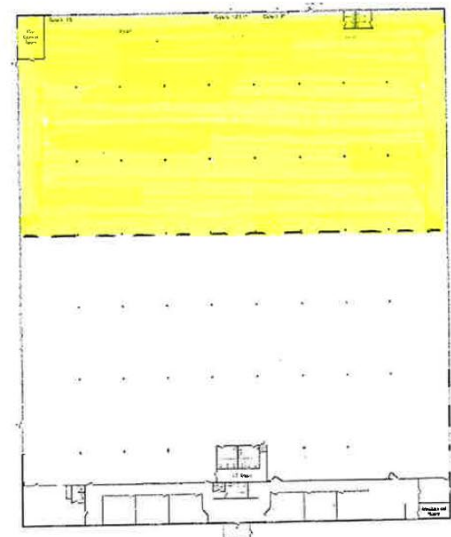
Option #2 40,000 sf



Option #3 29,000 sf



Option #4 21,000 sf



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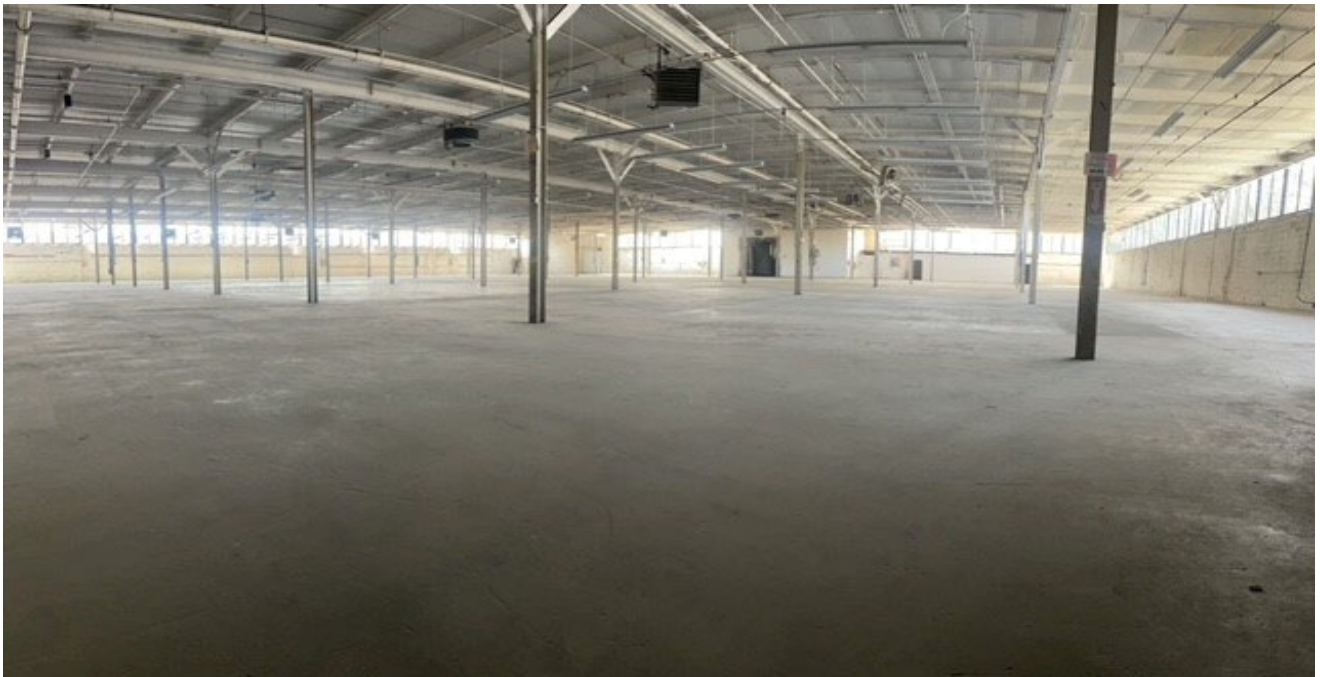
Metro Realty Services, LLC  
201 Moreland Road, Suite 4, Hauppauge, NY 11788  
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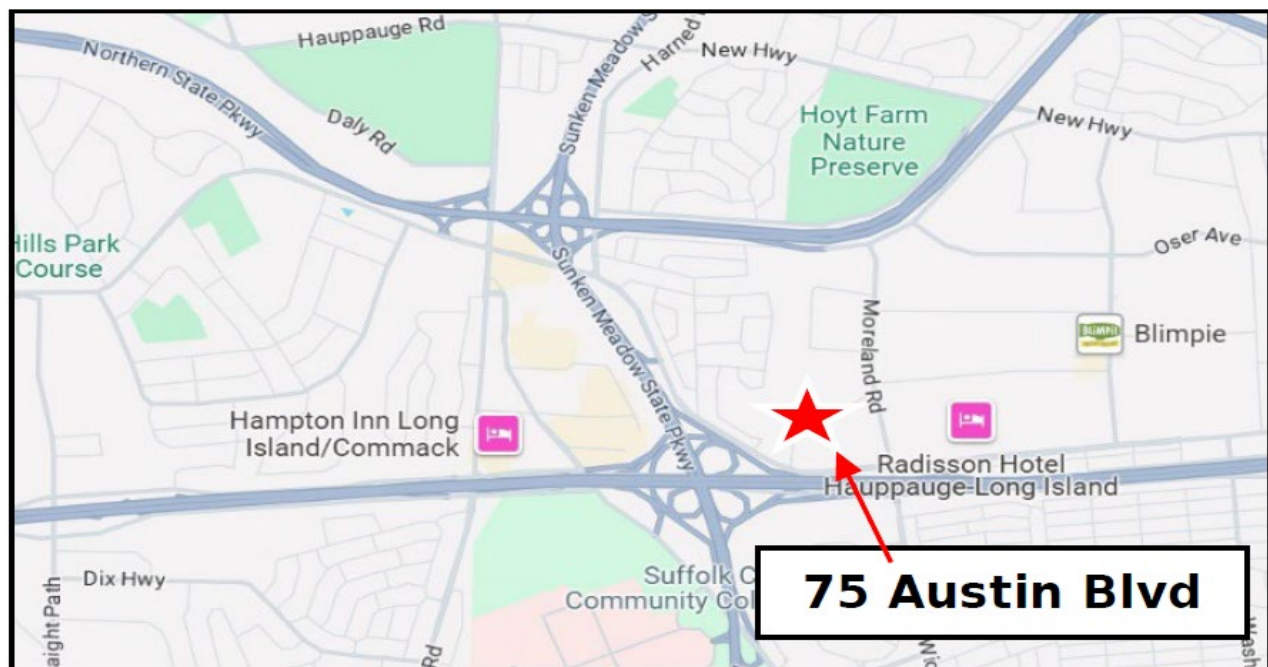


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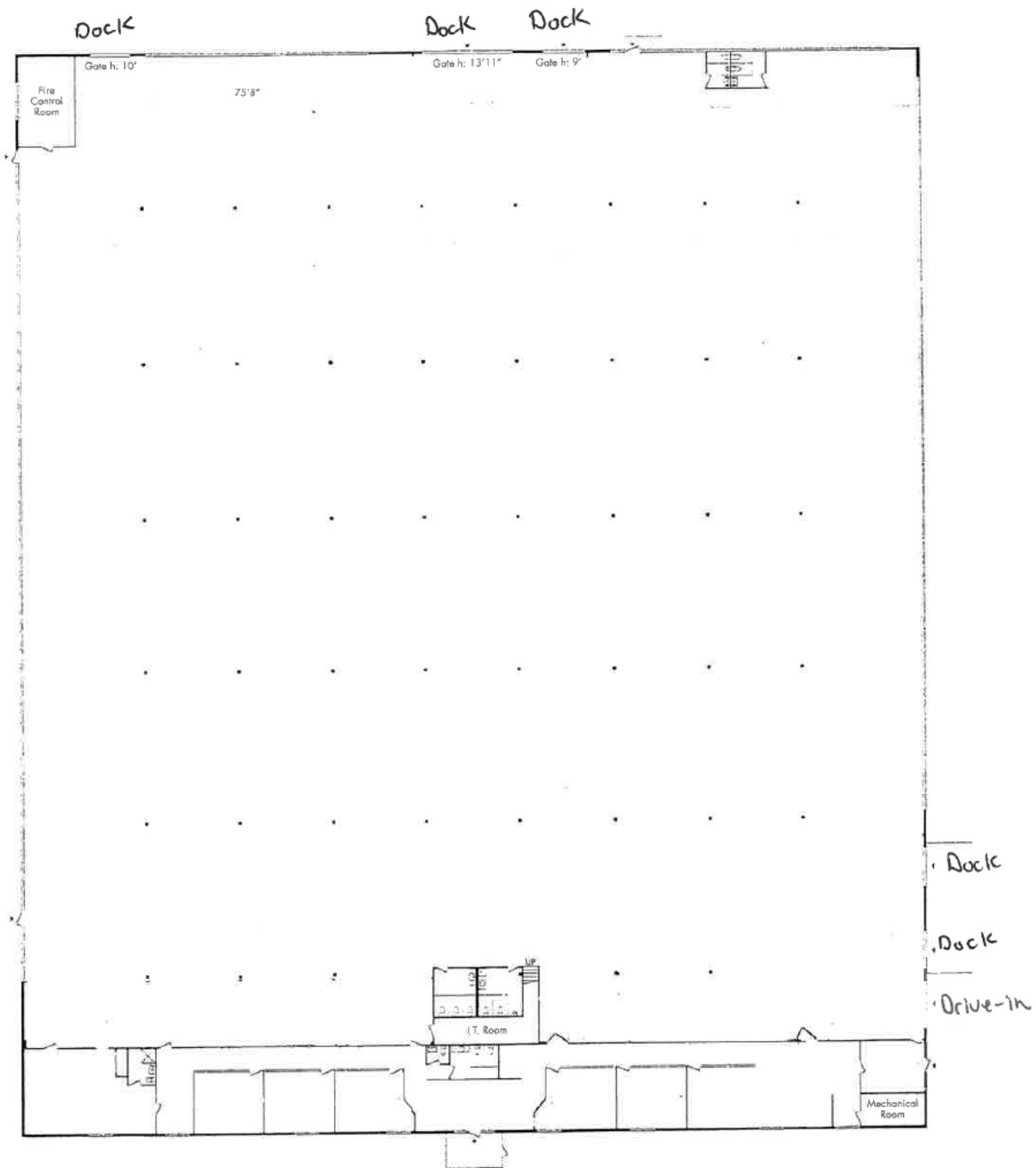
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