

INDUSTRIAL WAREHOUSE

1 Unit Left – Available Immediately

**40 Brook Avenue
Deer Park, NY 11729**



Building Highlights

- 9,660 SF Industrial Building - Recently Renovated
- Unit A = 3,650 SF (20% office)
- New Storefront Entrances and Doors
- New Windows throughout
- New 10' X 10' OHD's & Metal Man Doors
- Fully finished Offices with A/C and Bathrooms
- 12 ft. ceiling height (clear) in Warehouse
- Newly polished & sealed concrete floors
- New energy-efficient LED Lighting throughout
- 200 amp 3-Phase electrical service
- Ample Parking on site
- Zoned: G-Industrial Light
- Upgraded Façade and Parking Lot

Convenient Location

- Located off Bay Shore Road, close to Southern State Pkwy, Sagtikos Pkwy, Sunrise Hwy and Route 231
- Close proximity to LIRR – Wyandanch Station

Fixed Monthly Rent

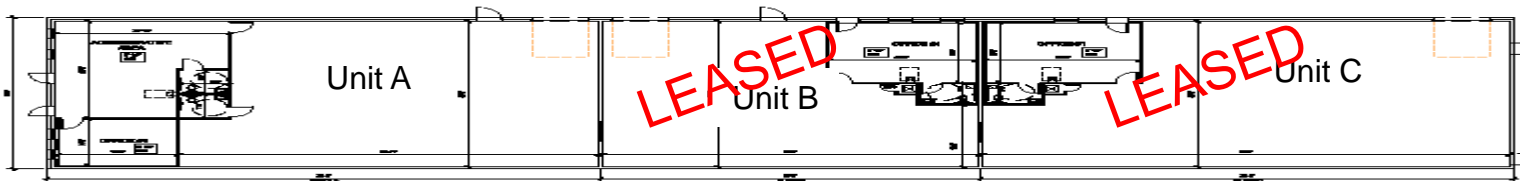
- Includes; turnkey occupancy (new flooring, paint, etc.), all CAM charges, warranty of heating & A/C systems, building insurance, water charges and base year property taxes

For further information, please contact:

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40 Brook Avenue Floor Plan



Unit A – 3,650 SF
Office Sizes:
14' x 17'
29'2" x 17'5"

Unit B – 2,500 SF
Office Size:
21' x 18'

Unit C – 3,510 SF
Office Size:
22' x 18'



Unit A Office #1



Unit A Office #2

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