

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

1600 SHAMES DRIVE

WESTBURY, NEW YORK

15,000 SF INDUSTRIAL WAREHOUSE FACILITY | FOR SUBLEASE

AVAILABLE IMMEDIATELY



PROPERTY OVERVIEW

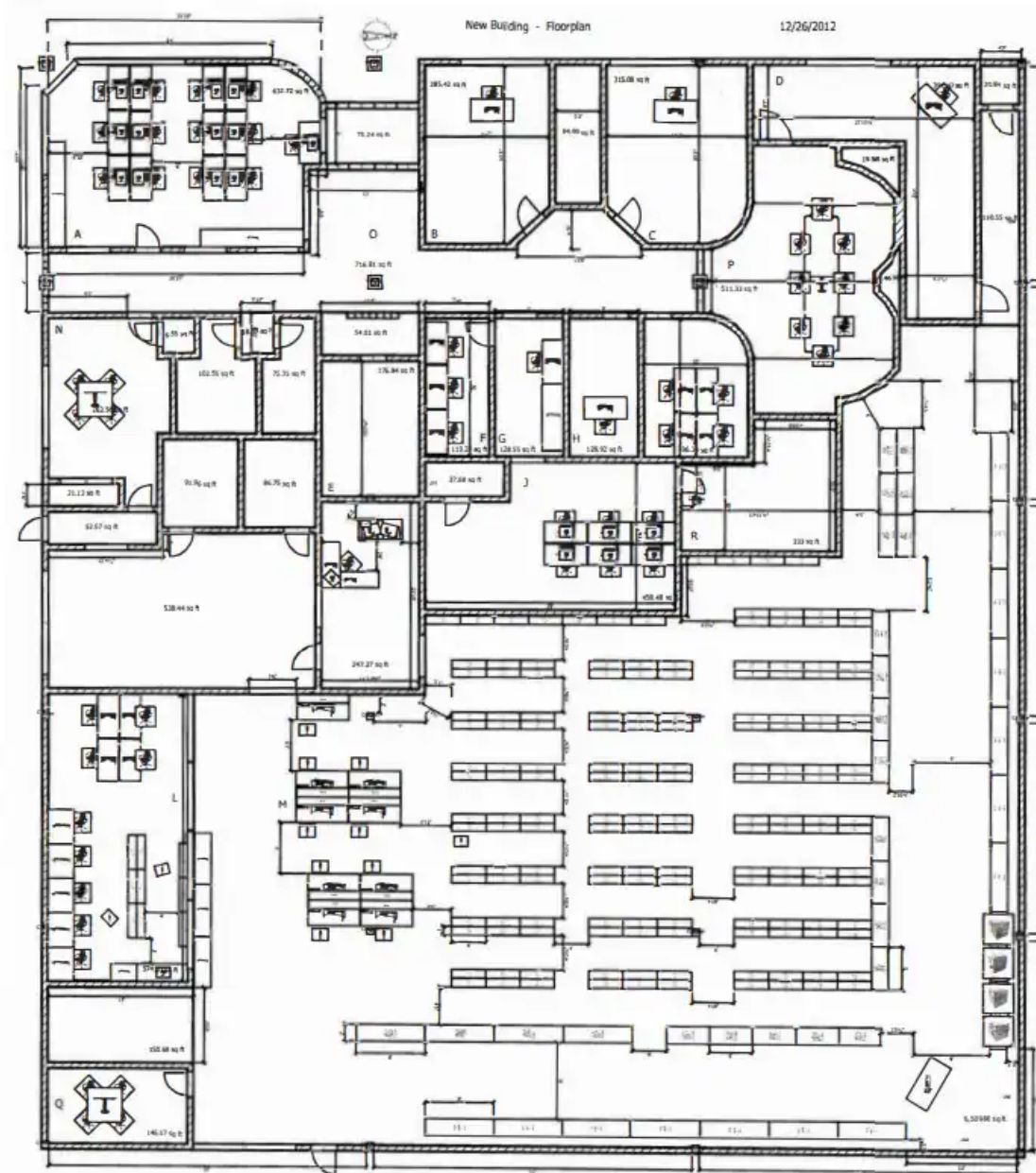
BUILDING SIZE:	±15,000 SF
OFFICE SPACE:	±4,100 SF
PLOT SIZE:	± 1.00 AC
CEILING HEIGHT:	13' Clear
LOADING DOCKS:	1 Dock (Exterior)
DRIVE-INS:	2 Drive-Ins
PARKING:	12 Spaces
POWER:	400 Amps 280V
SPRINKLERS:	Fully
HEAT:	Gas
SUBLEASE TERM:	April 2027
SUBLEASE PRICE:	Upon Request

PROPERTY HIGHLIGHTS

- Located 0.15 Miles from the Long Island Expressway
- Fully air conditioned
- High end finished office space
- Unique and desirable size range for the Nassau County



FLOOR PLAN



INDUSTRIAL WAREHOUSE FOR SUBLEASE

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WESTBURY, NY



FOR MORE INFORMATION,
CONTACT:

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