

FOR LEASE

**15,000 SF**

FREESTANDING INDUSTRIAL WAREHOUSE



A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** LEASING OPPORTUNITY

**1600 SHAMES DRIVE**  
**WESTBURY, NY**

*AVAILABLE IMMEDIATELY | FULLY AIR-CONDITIONED*





WESTBURY | 1600 SHAMES DRIVE

# PROPERTY HIGHLIGHTS

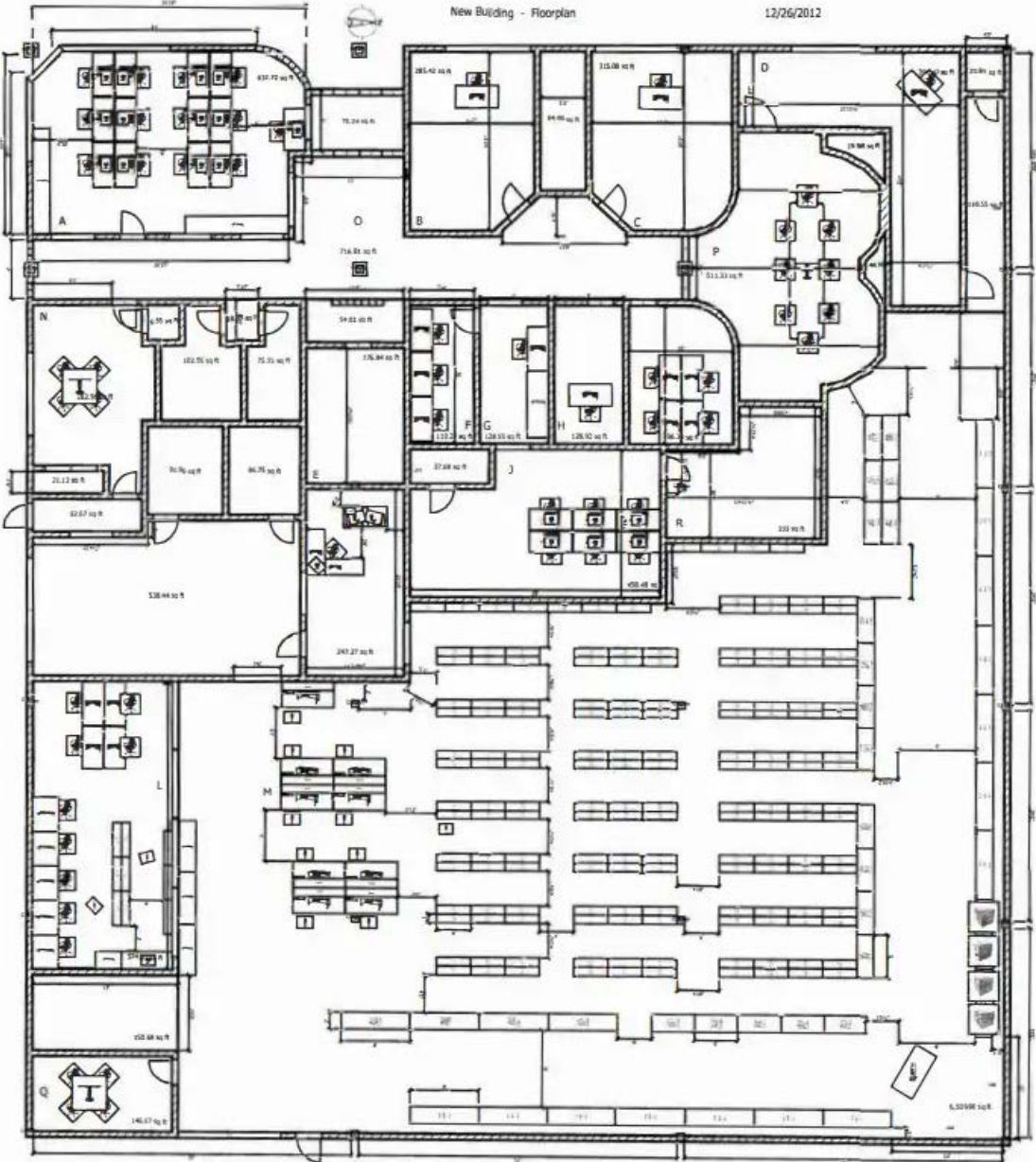
Building Size:	± 15,000 SF
Office Area:	± 4,100SF
Plot Size:	± 1.00 AC
Clear Height:	13' Clear
Loading:	1 Dock (Exterior)
Drive-Ins:	2 Drive-Ins
Parking:	12 Spaces
Power:	400 Amps 280V
Sprinklers:	Fully
Heat:	Gas
Lease Price:	Upon Request

- 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

## 15,000 SF



# CONTACT INFORMATION

EXCLUSIVE LISTING BROKERS

**ROBERT KUPPERSMITH**

+1 631 425 1220  
robert.kuppersmith@cushwake.com

**JOHN GIANNUZZI**

+1 631 425 1228  
John.Giannuzzi@cushwake.com

**DAVID FRATTAROLI**

+1 516 859 6396  
david.frattaroli@cushwake.com



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