

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

243 SKIDMORE ROAD

DEER PARK, NEW YORK
FOR LEASE

± 26,000 SF INDUSTRIAL FACILITY | ±1.15 ACRES | AVAILABLE Q2 2027



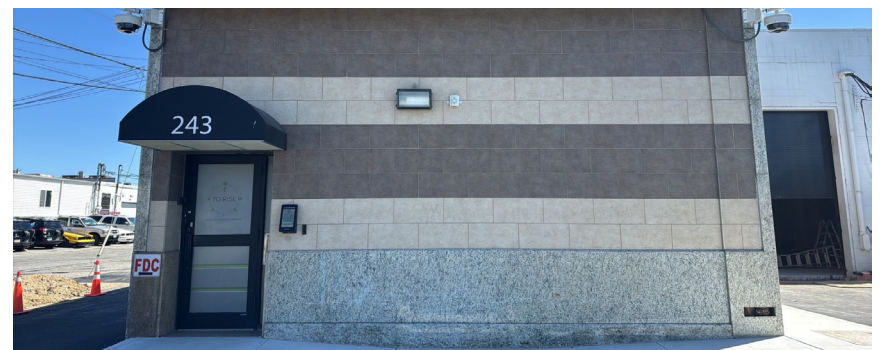


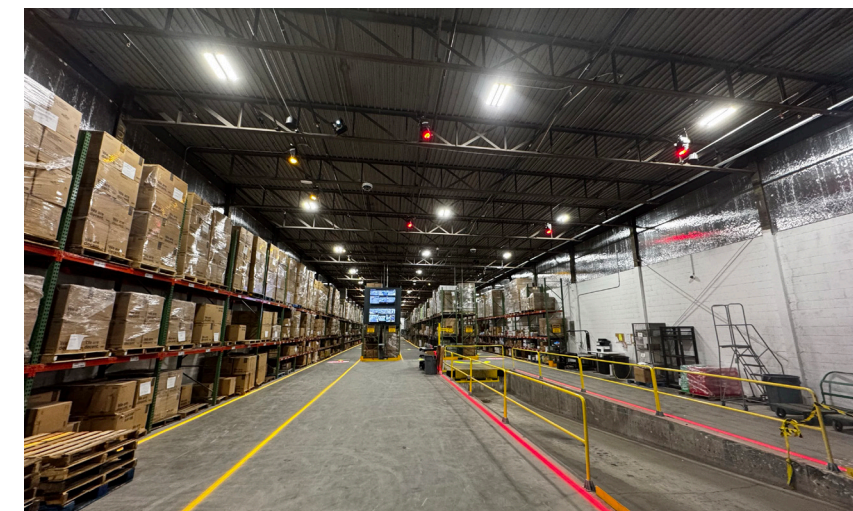
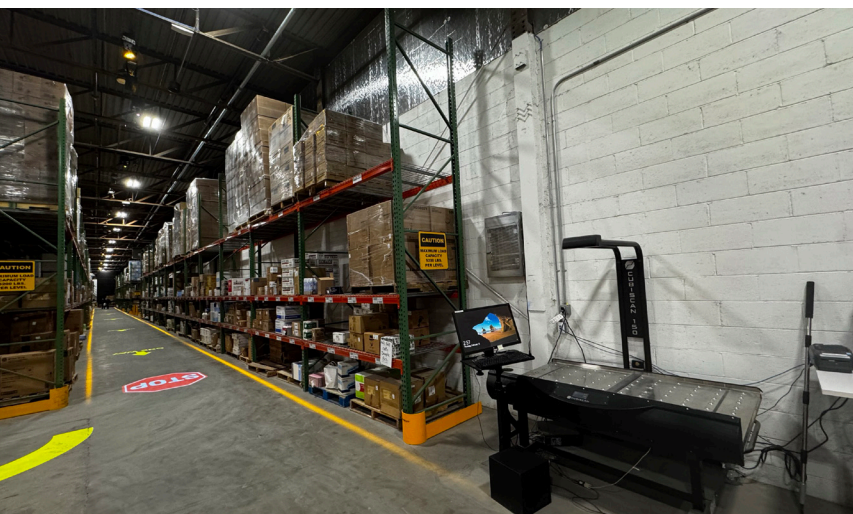
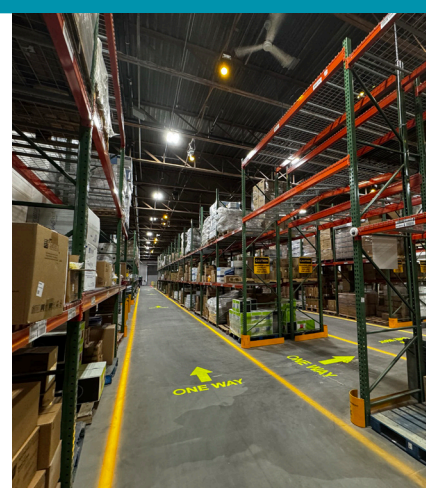
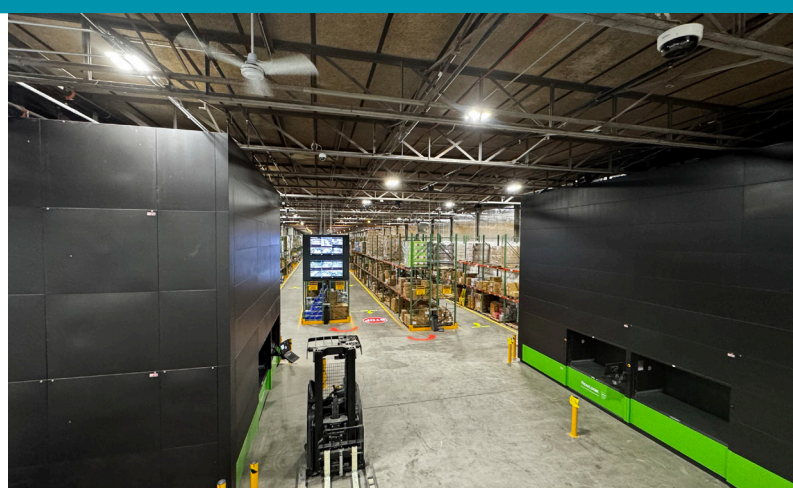
PROPERTY OVERVIEW

BUILDING SIZE:	± 26,000 SF
PLOT SIZE:	± 1.15 AC
OFFICE AREA:	± 2,500 SF
CEILING HEIGHT:	22' Clear
LOADING DOCKS:	1 Interior Loading Dock
DRIVE-INS:	2 Drive-Ins
POWER:	2,400 Amps
SPRINKLERED:	Yes
HEAT:	Gas
AVAILABILITY DATE:	Q2 2027
REAL ESTATE TAXES:	\$71,500 or \$2.75 PSF
LEASE PRICE:	Upon Request

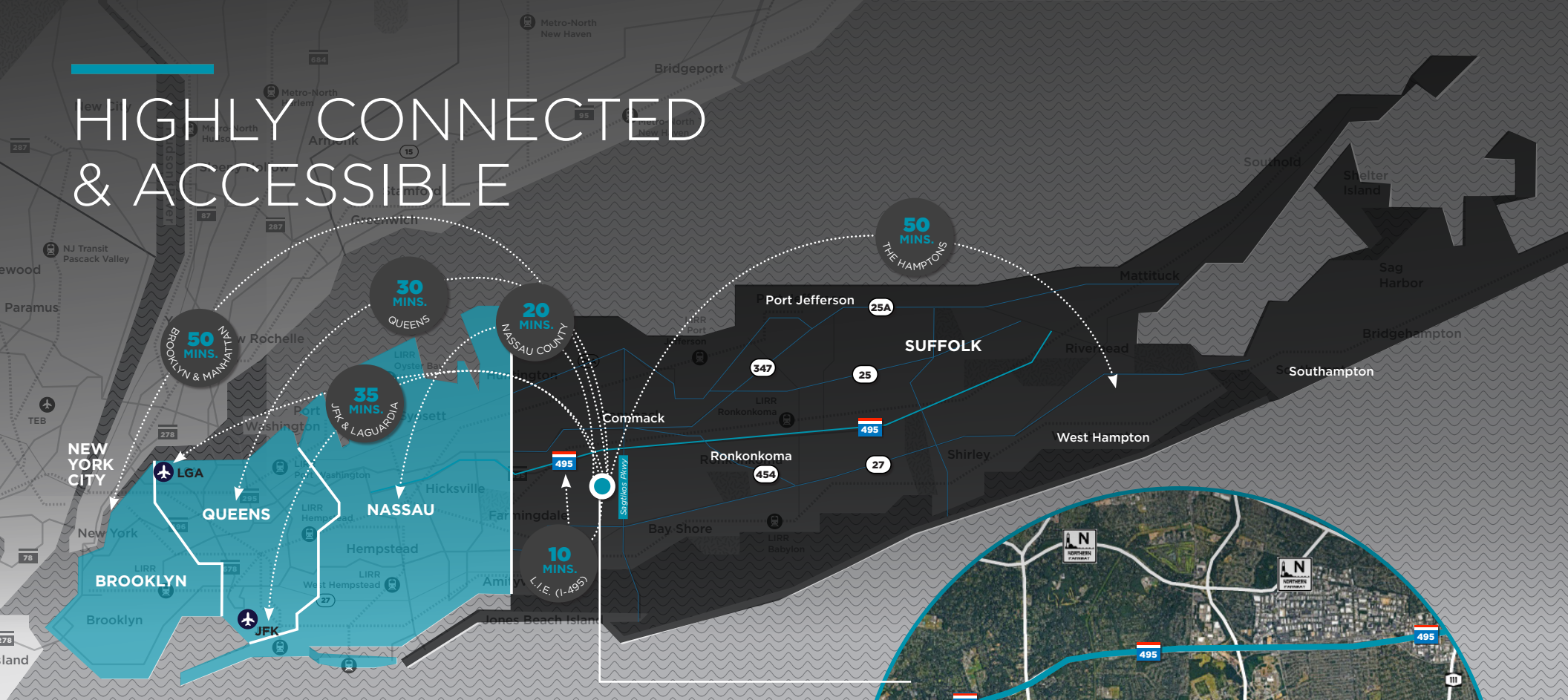
PROPERTY HIGHLIGHTS

- Freestanding Building
- Ample Power Distribution Throughout The Building
- Brand New Office Space
- Significant Warehouse Improvements
- Drive through capability
- Shared parking in the rear

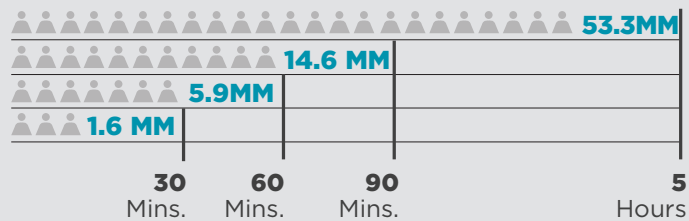




HIGHLY CONNECTED & ACCESSIBLE



Drive Time Populations



High Income & Affluent Consumer Base

\$158,846

Average household income

**STRONG
LABOR &
EMPLOYEE
MIX**

39.7%

Blue Collar Employment



INDUSTRIAL FACILITY SOLUTIONS FOR SUPPLIES FOR LEASE

243 SKIDMORE ROAD
DEER PARK, NY



FOR MORE INFORMATION,
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