



145-147 SUNRISE HIGHWAY LYNBROOK, NY 11563

**FOR
LEASE**

±7,500 SF Modern 1-Story Building on ±22,000 SF Lot



12,500 SF Fenced / Paved Parking

PROPERTY INFORMATION

LOCATION	On Sunrise Hwy, Rocklyn Ave, and Huntington Ave
SEC/BLOCK/LOT	38-523-3
AVAILABLE FLOOR SF	±7,500
GROSS LOT SF	±22,000

► LEASE PRICE: \$20 PSF (POSSIBLE SALE)

For complete offering information or inspection, please contact exclusive broker:

TONY MUSTO
TONY@CTNYC.COM
917-405-8100

FEATURES

- ✓ MAJOR LONG ISLAND THROUGHFARE
- ✓ 3-STREET FRONTAGE
- ✓ 12,500 SF FENCED/PAVED PARKING
- ✓ ±60,000 VEHICLES PER DAY
- ✓ FIRE PROOF / SPRINKLERED
- ✓ FULLY AIR-CONDITIONED
- ✓ 16' CEILING
- ✓ IDEAL FOR MEDICAL / OFFICE / RETAIL
- ✓ IMMEDIATE POSSESSION

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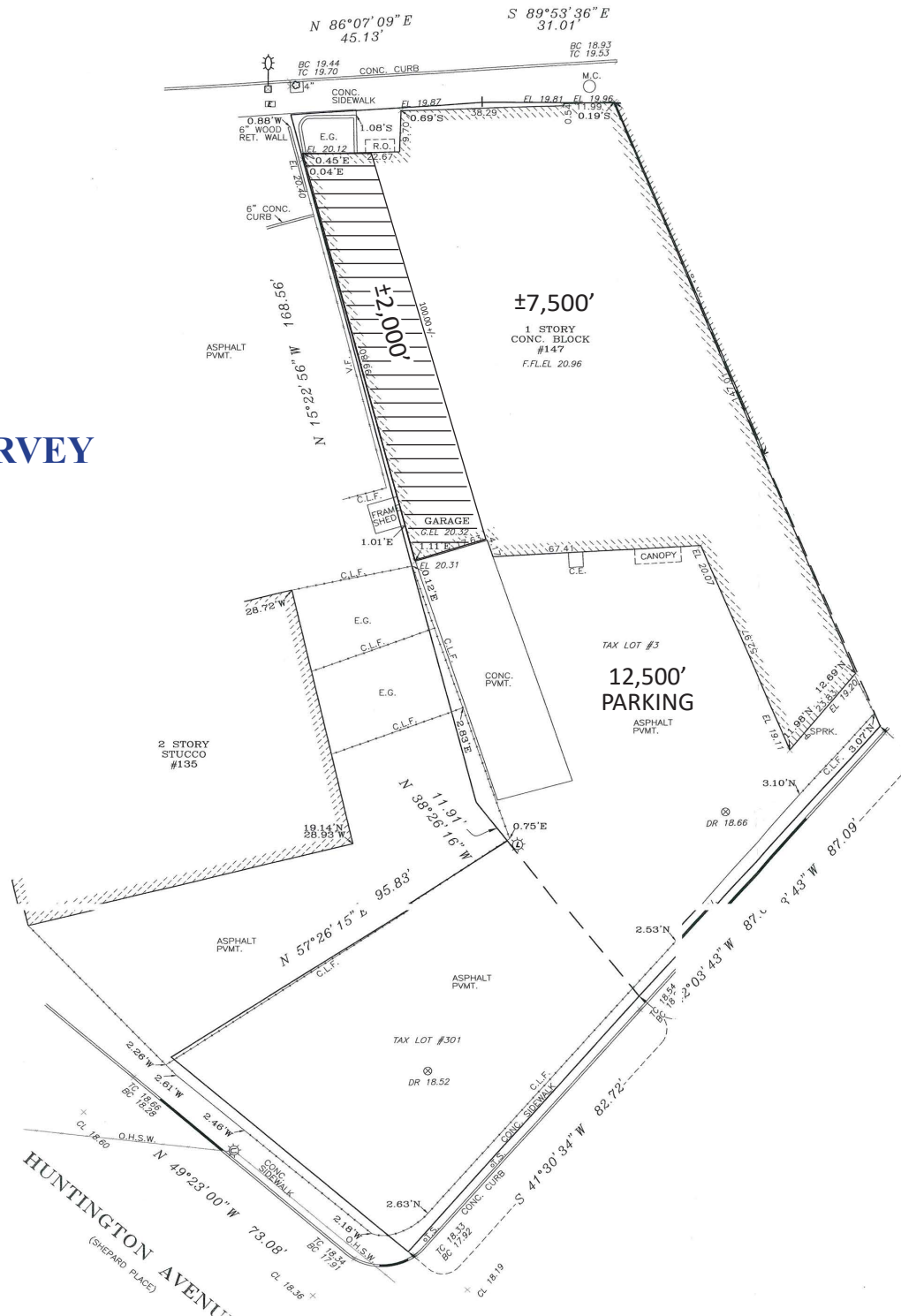


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SURVEY



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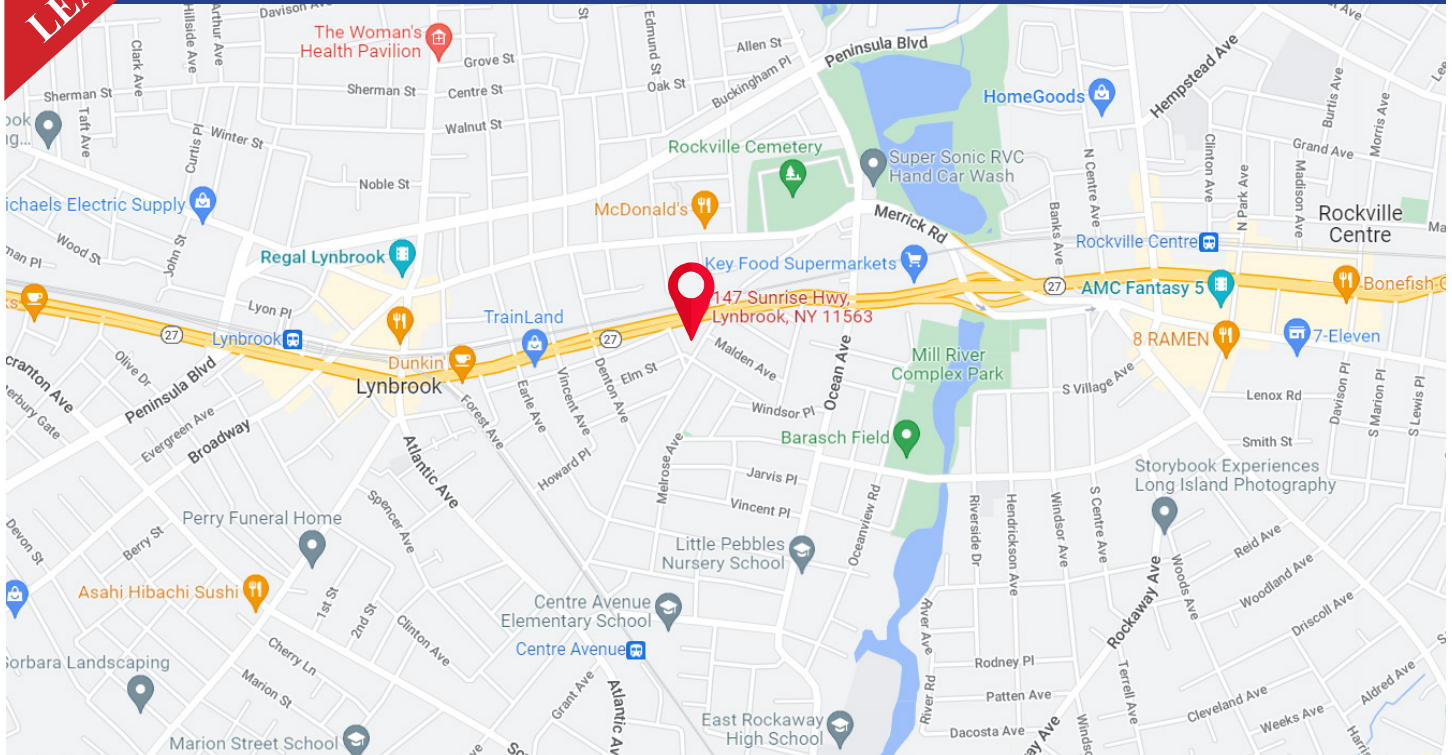
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TRANSPORTATION

COMMUTER RAIL

Centre Avenue Station Commuter Rail (Long Beach Branch) 13 min walk 0.6 mi



Lynbrook Station Commuter Rail (Long Beach Branch, Babylon Branch) 17 min walk 0.9 mi



AIRPORT

John F. Kennedy International Airport 14 min drive 9.5 mi

La Guardia Airport 23 min drive 16.5 mi

Newark Liberty International Airport 56 min drive 32.1 mi

NEARBY BUSINESSES



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