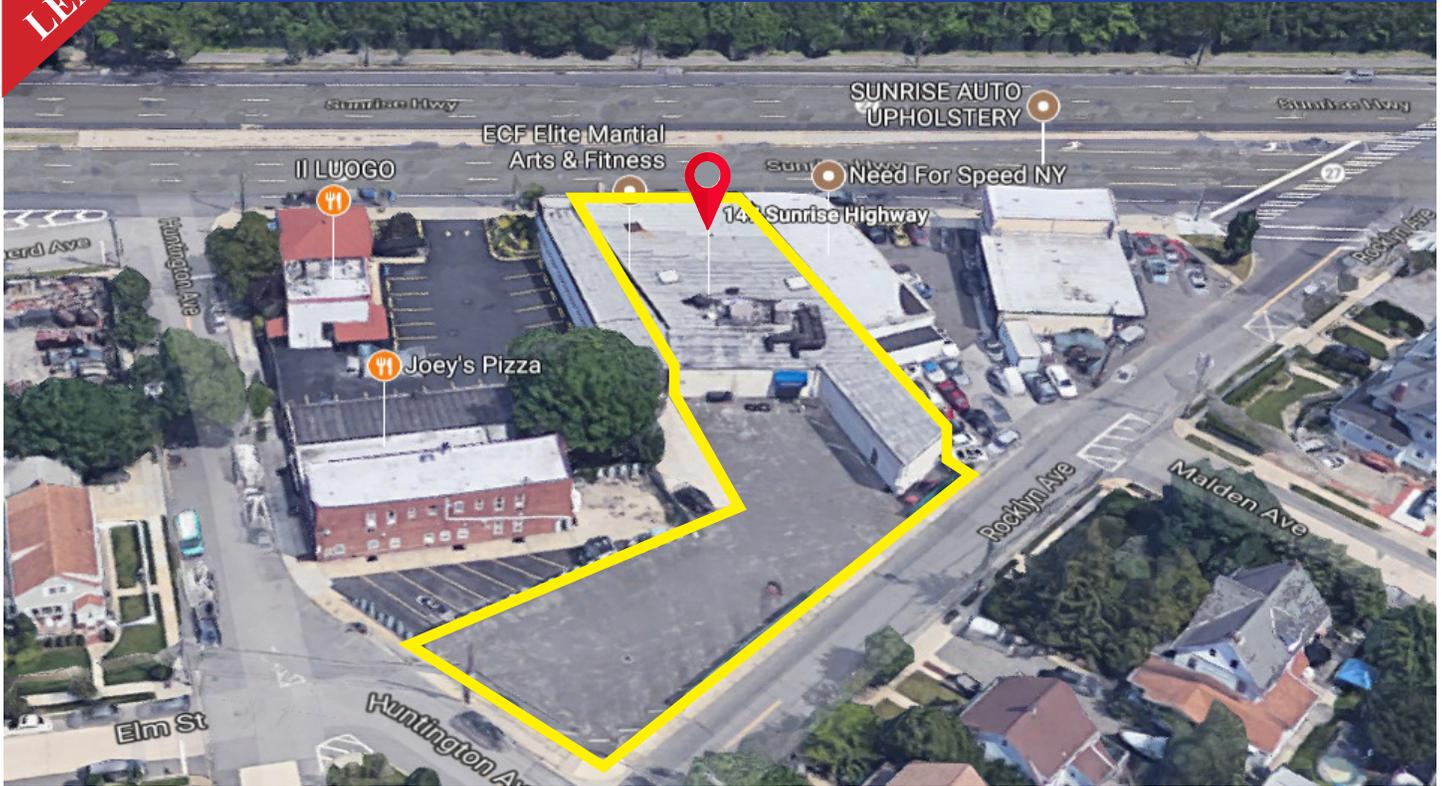




# 145-147 SUNRISE HIGHWAY LYNBROOK, NY 11563

**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**

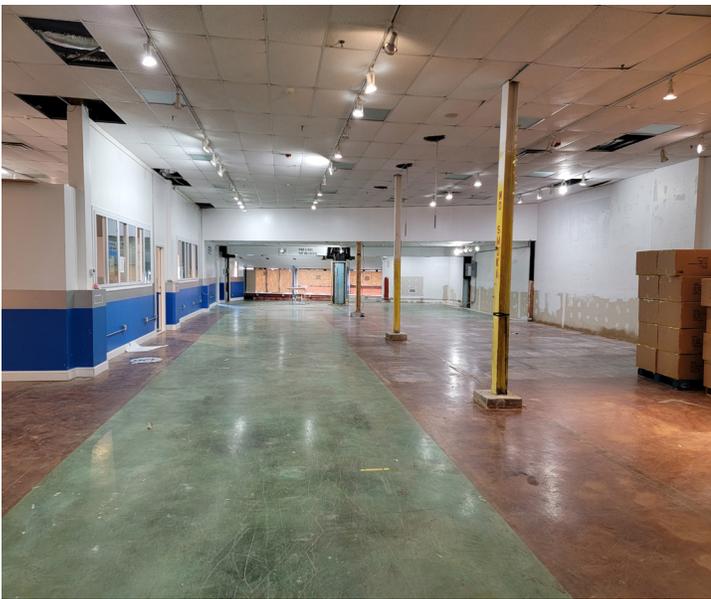
## FEATURES

- ✓ 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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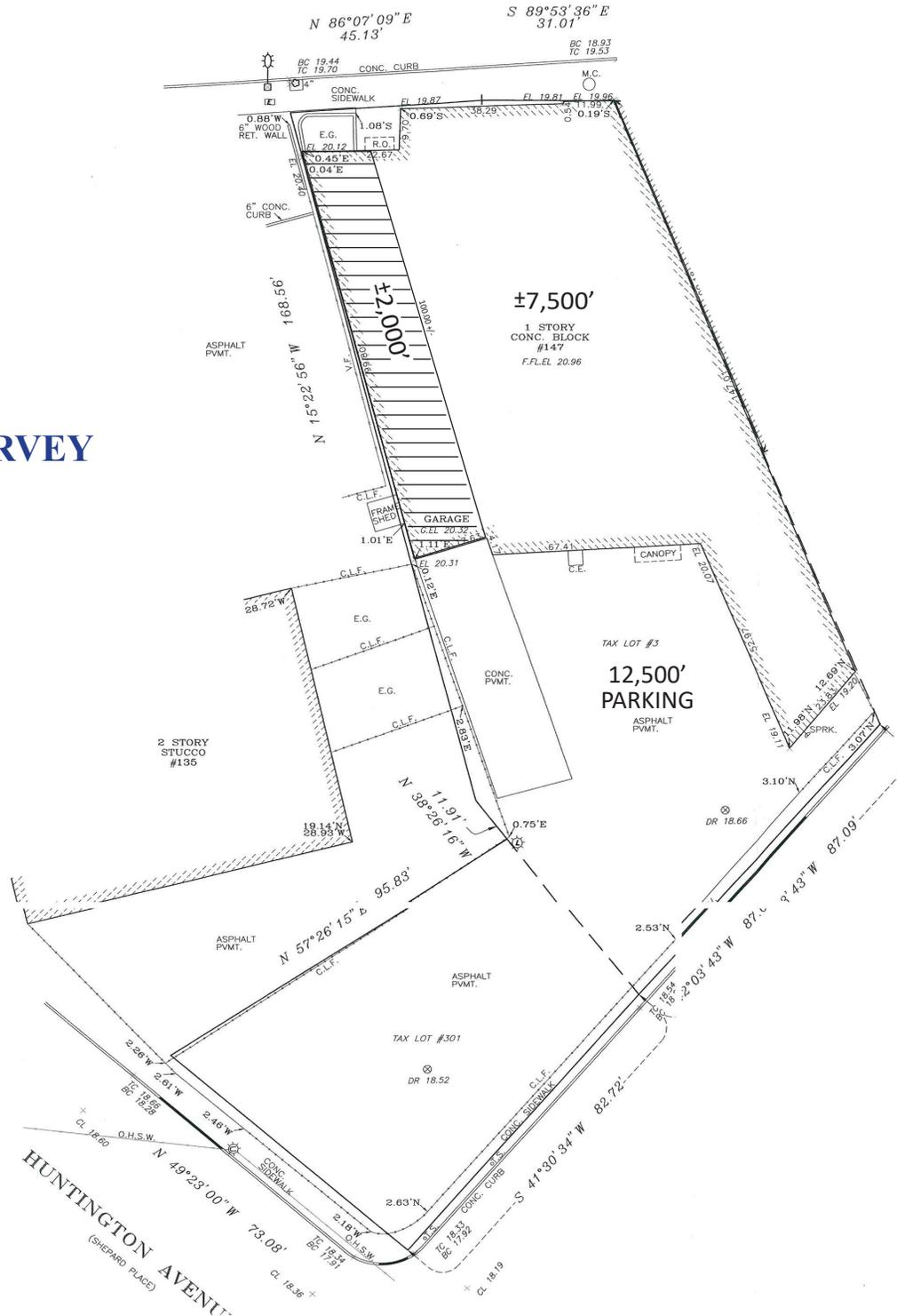


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**SURVEY**



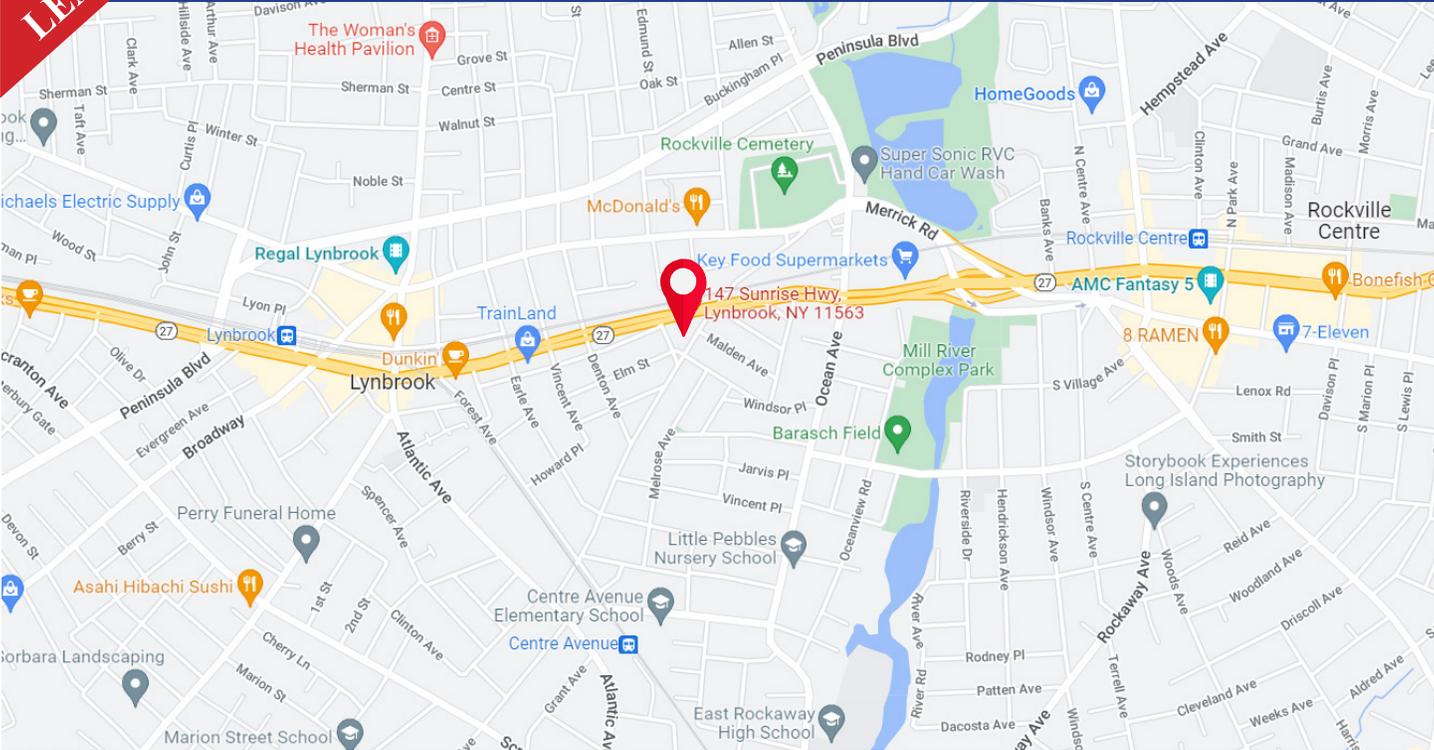
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## TRANSPORTATION

	COMMUTER RAIL		
	Centre Avenue Station Commuter Rail (Long Beach Branch)	13 min walk	0.6 mi
	Long Island Rail Road		
	Lynbrook Station Commuter Rail (Long Beach Branch, Babylon Branch)	17 min walk	0.9 mi
	Long Island Rail Road		
	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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