

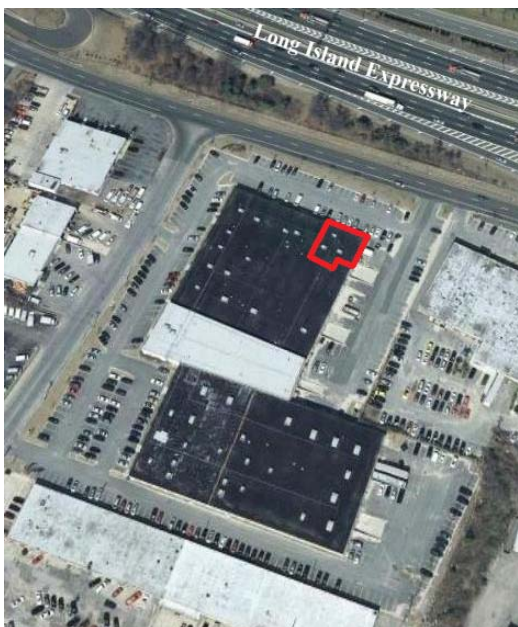


Your Corporate Real Estate Departmentsm

5,137 Square Foot Suite For Lease

Frontage and signage on LI Expressway Service Road

245 Newtown Road, Plainview, New York



- Beautiful suite of 5,137 square feet
- Currently finished with 4,125 square feet of office space
- Frontage and signage on the Long Island Expressway Service Road
- Fully sprinklered, sewers, gas heating
- Separate entrance, utilities and lavatories
- Ample parking
- On the Long Island Expressway, Exit 46
- Modern exteriors and landscaping
- Owner will modify to suit

245 Newtown Road is a 106,297 square foot renovated “flex” building located immediately off the Long Island Expressway in Plainview, New York. The six acre site has extensive parking.



Your Corporate Real Estate DepartmentSM

245 Newtown Road Plainview, NY

Description:

5,137 square feet in a 106,297 square foot "flex" building situated on 6 acres. Extensive parking. Very low loss factor of approximately 1%!

Location:

On the Long Island Expressway, at Exit 46.

Parking:

Abundant parking spaces, 4 of which are reserved.

Building:

Office Area:	4,124 square feet
Ceiling height	14 foot clearance
Heat:	Gas
Power:	400 amps
Sprinkler:	Yes
Sewers:	Yes
Loading:	1 Drive-in Door 1 Loading Dock

Occupancy:

On or about 9/1/2012

Rental:

\$16.00 per square foot net

Taxes:

\$5.45 per square foot

For further information:

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