



Your Corporate Real Estate Departmentsm

Multi-Tenant High Technology Center

5 Aerial Way, Syosset, New York

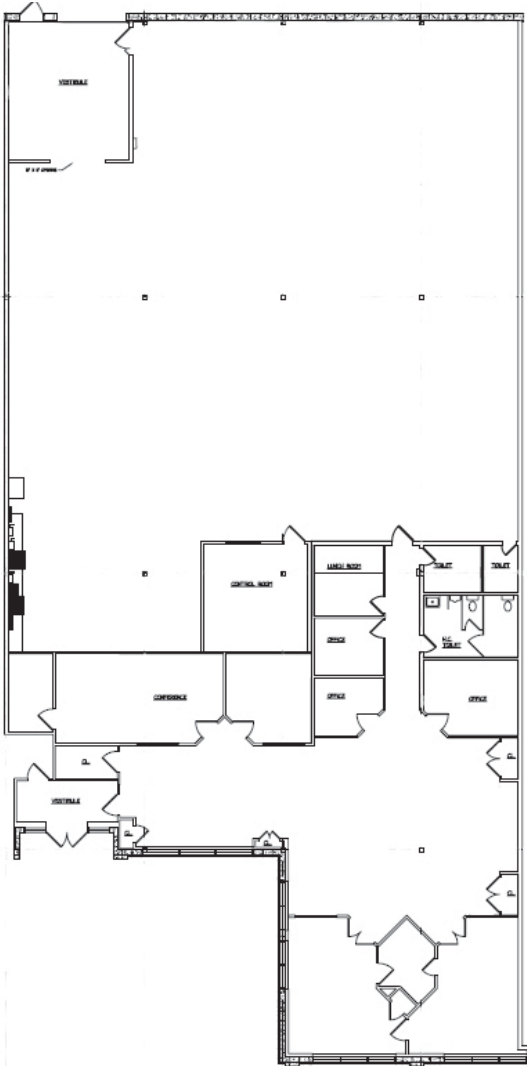


5 Aerial Way is a 60,000 square foot “flex” building located immediately off the Long Island Expressway in Syosset, New York. The extensive parking provided on the 3.5 acre site allows for tenant suites finished with a very high degree of offices and R&D space.

- 10,000 square feet available with 35% finish
- Fully sprinklered, sewers, gas heating
- Separate entrances and utilities for each tenant
- Over 200 parking spaces available for entire building
- One block off the Long Island Expressway, Exit 43
- Extensive parking allows heavy office, R & D use



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5 Aerial Way, Syosset, New York

Description:

10,000 square feet in a 60,000 square foot "flex" building situated on 3.5 acres. The space is finished with 3,500 square feet of offices, with full air conditioning throughout suite.

Location:

One block off the Long Island Expressway, at Exit 43A, Robbins Lane. Easy access to Northern State Parkway and Jericho Turnpike.

Parking:

Over 200 parking spaces available for entire building.

Building:

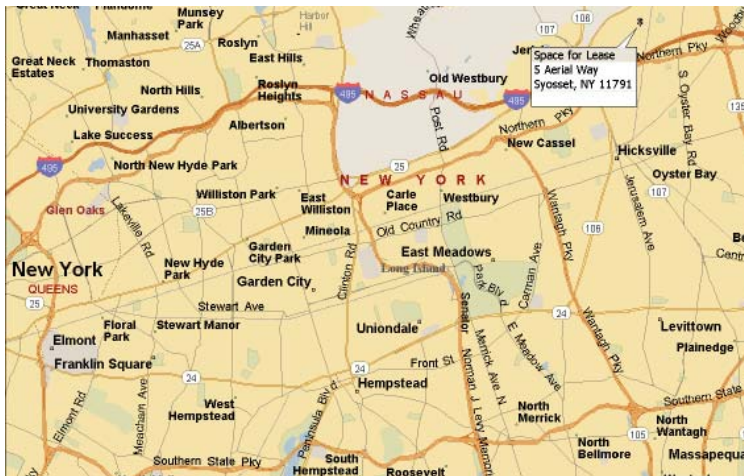
Office Area:	3,500
Warehouse Area:	6,500
Ceiling Height:	12 foot clearance
Heat:	Gas
Power:	400
Sprinkler:	Yes
Loading:	1 loading dock 1 drive-in door
Sewers:	Yes

Rental:

\$9.50 per square foot net

Taxes:

\$4.41 per square foot net



For further information:

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