



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

BUILDING FOR LEASE



LOCATION
108 WINDSOR AVE
MINEOLA
NY, 11501

PROPERTY TYPE
INDUSTRIAL

Max Contiguous	1,800 sf	Price per Sq Ft	\$18
Property Type	Warehouse	Occupancy	Vacant
Tenancy	Single	Building Size	1,800 sf
Lot	2,000 sf		

Great warehouse space located close to the expressway and other main roads. Comes with a small air conditioned office and newly refurbished bathroom.

Contact:

Marty Miller 516-248-6905 (office) 813-505-2451 (cell)

Ed Madden 516-248-6905 (office) 516-521-5731 (cell)

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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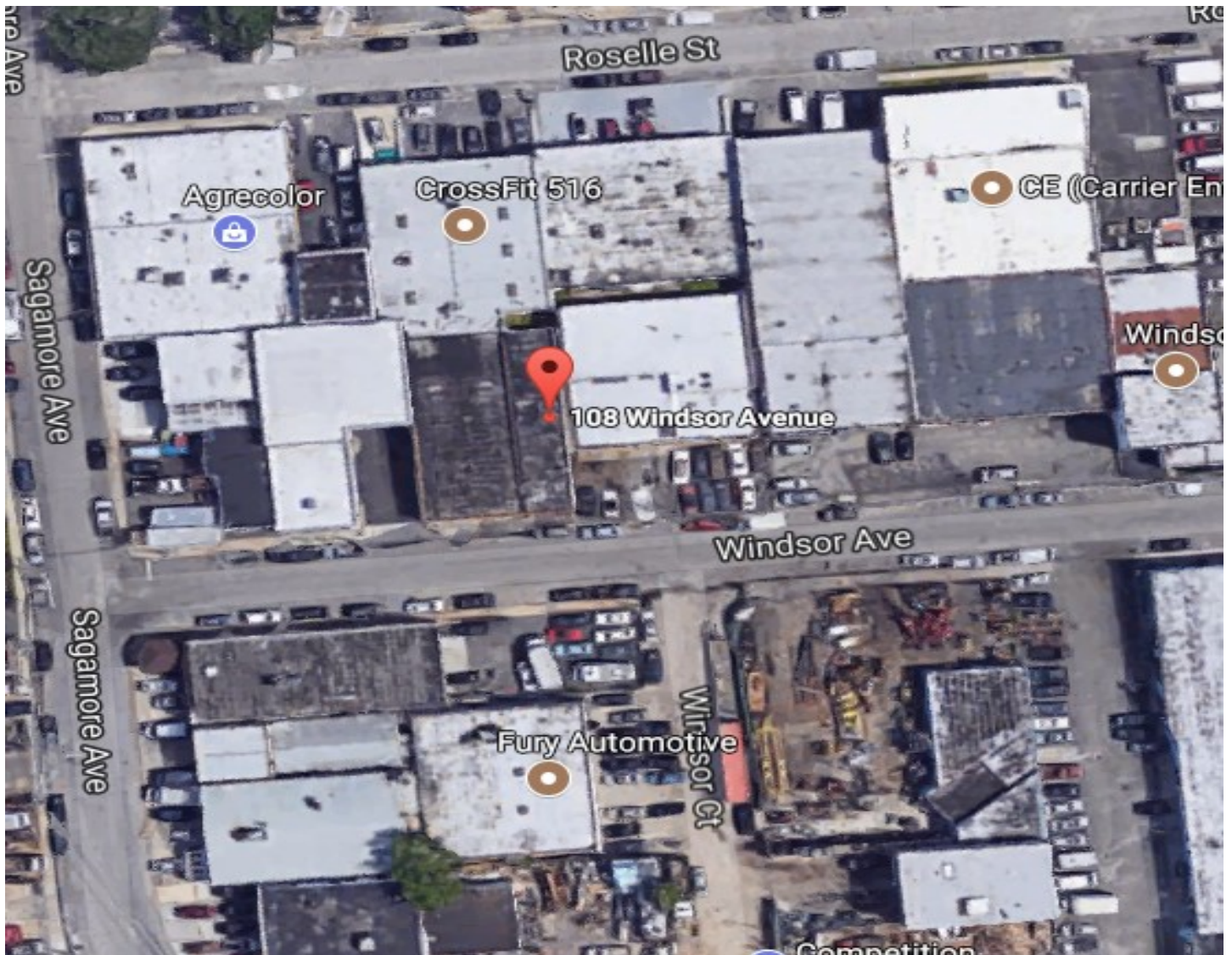
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AERIAL VIEW



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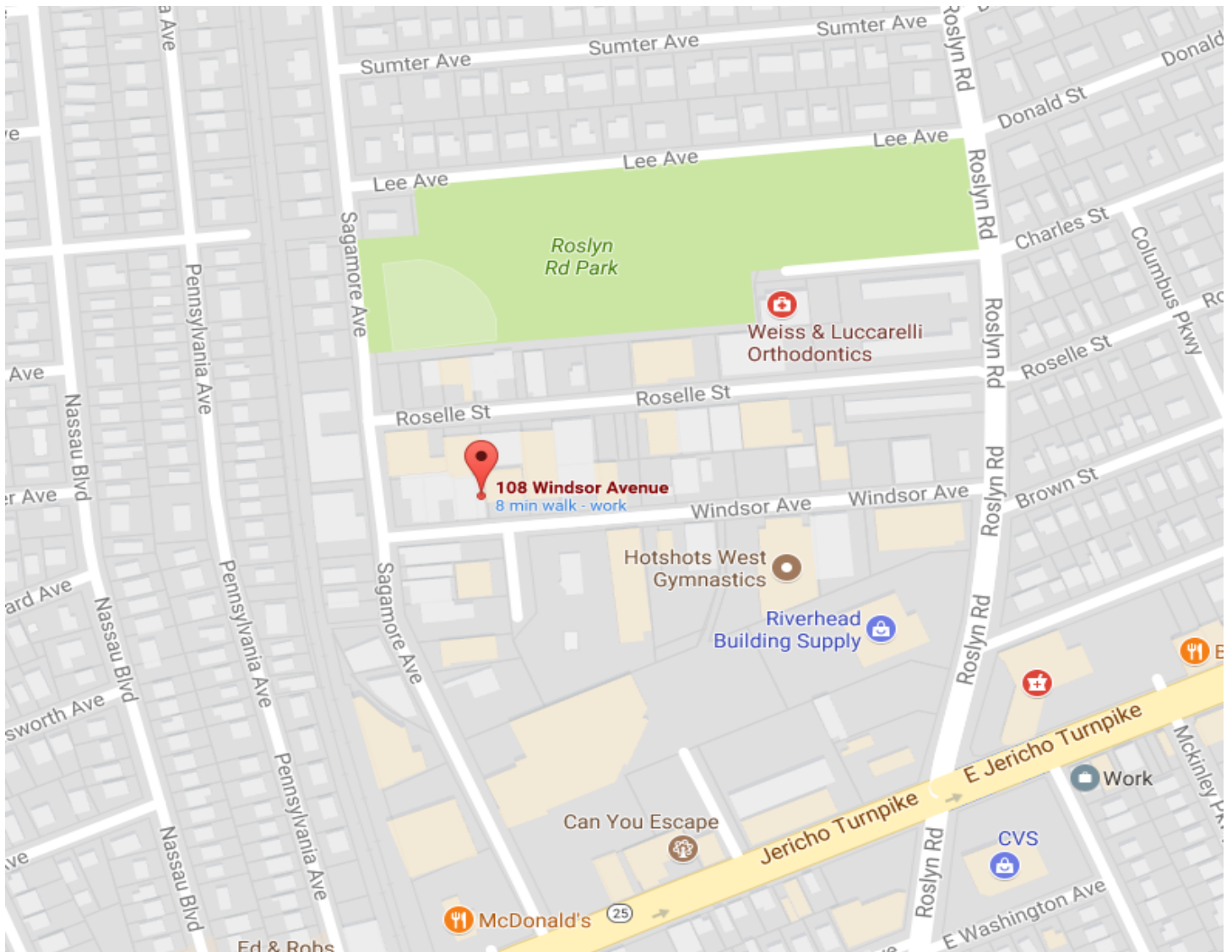
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MAP



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LEASE TERMS

Lease Terms:

- \$18 psf Gross
- Includes taxes and CAM, lessee pays utilities
- Tenant pays any proportionate increases in taxes above base year
- 3.0% rent increase a year