

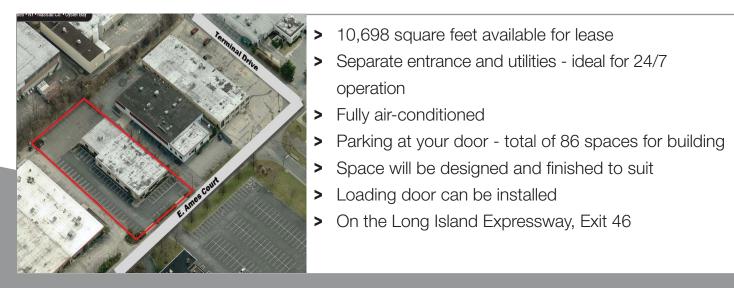
# 10,698 Square Feet Industrial-Flex Space For Lease Fully Air-Conditioned

## Perfect for Lab, Pharma, Engineering or Full Office Space



### 131 East Ames Court, Plainview, New York

14,484 square foot, one story flex-industrial building, on a one acre plot. Excellent location less than one-half mile to Long Island Expressway and Northern State Parkway.





## We Facilitate Your Business

### 131 East Ames Court, Plainview, New York



#### **Description:**

10,698 square feet in a 14,484 square foot "flex" building situated on a one acre plot. Suitable for industrial-flex or full office use.

#### Location:

Located off the South Service Road of the Long Island Expressway at Sunnyside Boulevard, Exit 46 and Northern State Parkway, Exit 38.

#### Parking:

86 parking spaces available for entire building.

#### **Building:**

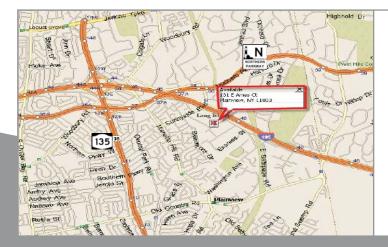
Office Area: To Suit Heat: Gas Sprinkler: Yes Sewers: Yes Full Air-Conditioning: Yes Loading: Loading door can be installed

#### Occupancy:

Vacant, ready for occupancy or build-out.

#### **Rental:**

Custom quotation based on finishing requirements.



### **Exclusively Represented By:**

David G. Hunt, MCR, CCIM Licensed Real Estate Broker

#### HUNT CORPORATE SERVICES, INC.

185 Express Street, Suite 300 Plainview, NY 11803 Tel: (516) 937-1000 • david@huntcorp.com www.huntcorp.com

8/1/2024