

Available For Lease



31 Windsor Place, Central Islip, NY 11722

Building Now Vacant - Major Renovations Have Commenced

Renovations to include:

- Refurbished office space and bathrooms
- New LED lighting throughout the offices and plant
- Newly painted plant walls, ceiling, and columns
- Plant floor restoration as needed
- Newly painted building exterior
- Newly paved, sealed and striped site
- Expanded parking - 233 total parking spots, including parking for 16 trucks

Property Features:

- Conveniently located at Veterans Highway
- Less than 2.5 miles to the Long Island Expressway
- Recently installed TPO roof
- Column spacing of 26'x32', 31'x45' and 28'x36'
- Zoned Industrial 1
- Large truck court to maneuver multiple 53' trailers for deliveries/shipping
- Multiple exterior and interior loading points throughout the building
- Interior loading area protected from the elements and ideal for overnight storage of loaded trailers

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Specification

- AVAILABLE: 143,493 sq. ft.
- OFFICE AREA: 9,598 sq. ft.
- LOT AREA: 10.1 Acres
- CLEAR HEIGHT: 16' 9" – 22' 3"
- YEAR BUILT: 1967
- RENOVATIONS TO BE COMPLETED: 2024
- DOCK DOORS: 9
- GROUND LEVEL
- DOOR: 1
- TOTAL PARKING: 233 Spaces
- TRAILER PARKING: 16 Spaces
- POWER: 2,000 Amps
- WET PIPE: Fire Sprinklers

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REAL ESTATE

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