

For Lease

Office

2,250 - 3,990 SF



Crossroads Professional Center

1150 Portion Road
Holtsville, New York 11742

Property Description

Crossroads Professional Center - Located 1/2 mile north of the LIE at Exit 62, just off of Nicolls Road (Route 97). Close proximity to LI MacArthur Airport. Flexible lease terms. Utilities are direct meter. Will finish to suit.

3,990 SF space divisible to 1,250 SF.

Industrial Details

Min Available SF	2,250 SF
Max Available SF	3,990 SF
Total Available SF	6,240 SF
Lease Rate PSF	\$16.50 SF/yr (Full Service)
Lease Type	Full Service
Zoning	Office

OFFERING SUMMARY

Available SF	2,250 - 3,990 SF
Lease Rate	\$16.50 SF/yr (Full Service)
Utilities	Tenant Meter
Building Size	30,000 SF

For more information

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PROPERTY NAME: Crossroads Professional Center

PROPERTY ADDRESS: 1150 Portion Road
Holtsville, NY 11742

PROPERTY TYPE: Office

LOT SIZE: 2 Acres

BUILDING CLASS: B

ZONING: Office

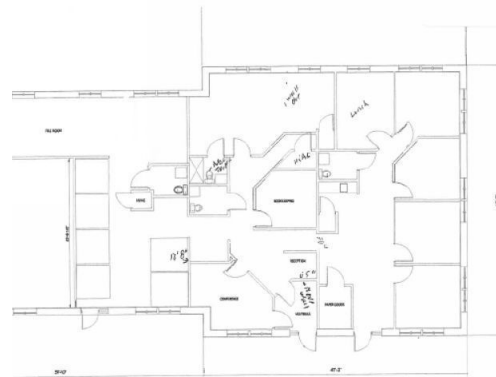
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8' 11" x 7' 6"



PROPOSED FLOOR PLAN
DATE: 10/1/17

Suites 11

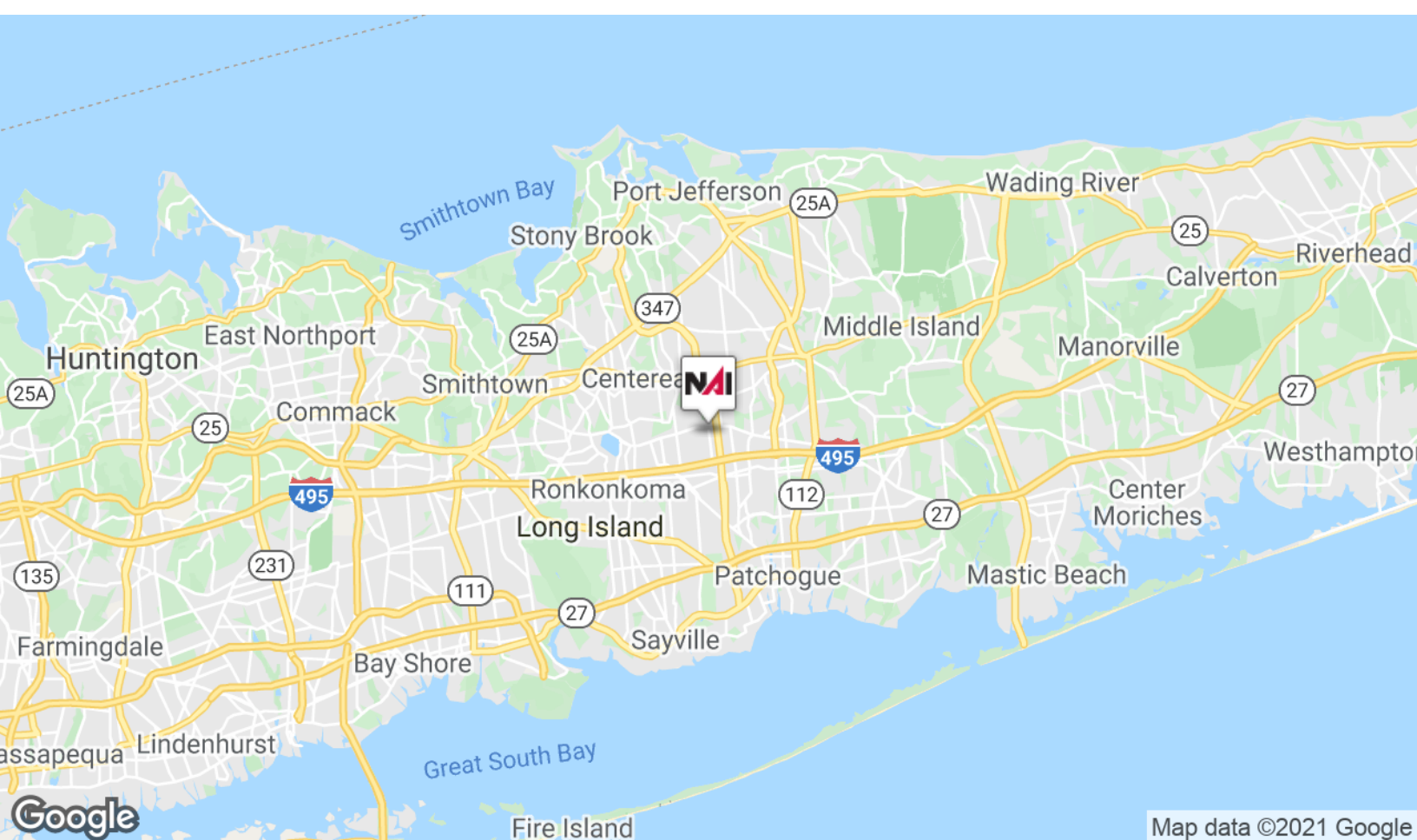
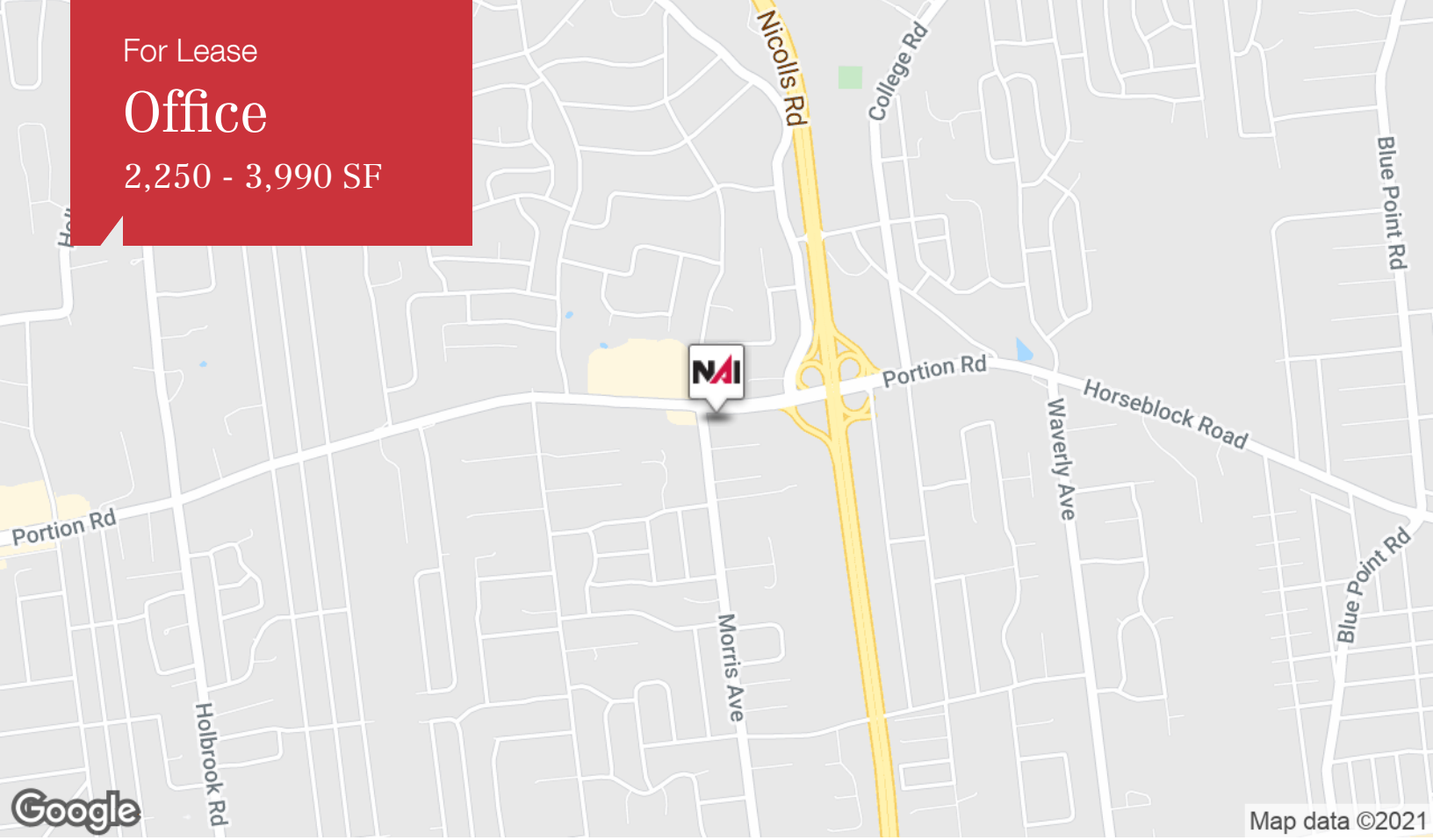


Suite 11

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LEASE INFORMATION

Lease Type:	Plus Utilities & Cleaning	Lease Term:	Negotiable
Total Space:	2,250 - 3,990 SF	Lease Rate:	\$16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 21 - 2nd Fl	Available	2,250 SF	Full Service	\$16.50 SF/yr	-
Suites 10/11/12 - 1st Fl	Available	3,990 SF	Full Service	\$16.50 SF/yr	-