

ATLANTIC

Atlantic Property Services, LLC

Industrial & Commercial Real Estate
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WE ARE PLEASED TO ANNOUNCE OUR APPOINTMENT AS EXCLUSIVE AGENT FOR THE FOLLOWING PROPERTY:



3900 Veterans Memorial Highway

Bohemia, New York

Building size: 41,400 Square feet

Floor	Availability	Possession
Part 1st	1,452 square feet	Immediate
Part 1st	2,454 square feet	Arranged
Part 1st	780 square feet	Arranged

BUILDING FEATURES

↳ Occupancy: Immediate or Arranged	↳ Holiday Inn within walking distance.
↳ On Site Parking for 220 Cars Just repaved	↳ Immediate access to Veterans Memorial Hwy, Sunrise Hwy- Exit 49 and L.I.E- Exit 59.
↳ Fiber Optic Networks with voice, data and video connectivity, as well as high transmission Internet access capabilities	↳ Adjacent to L.I. Macarthur Airport and L.I. Railroad (Ronkonkoma Station providing service to N.Y. City in one (1) hour).
↳ Bathrooms on each floor recently renovated	↳ First floor common area repainted, and new granite floor installed.
↳ Stairways just renovated	

For further information, or to schedule an inspection, contact exclusive broker:

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