

## **PRIME OFFICE R&D SPACE**



**38 St Johns Place Freeport L.I.**

**RENTABLE AREA:** N/A  
**RENTAL:** N/A  
**TERM:** 3-5Years  
**PARKING:** Ample  
**POSSESSION:** **Immediate.**

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### **COMMENTS:**

- Fully Air Condition Office
- New Premier HVAC unit.
- Fully Gas Heated Warehouse and Sewers.
- 400 Amp Electric / 3 Phase.
- (1) Overhead Drive-In Door.
- Freestanding Fully Alarmed Building
- New Roof.
- Approximately 13 ft. to 18 ft. ceilings.
- (2) Bathrooms in Office.
- (2) Bathroom in Warehouse.
- Convenient to Meadowbrook Parkway and Merrick Road.
- Only minutes from LIRR and Bus Routes
- Near shopping 24Hour, 7 Day Access / Excellent Location
- **Must See !!**

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