

A MATCH MADE IN ISLIP

UP TO 130,000 SF BUILD-TO-SUIT FOR BANK,
FITNESS OR MEDICAL IN EAST ISLIP



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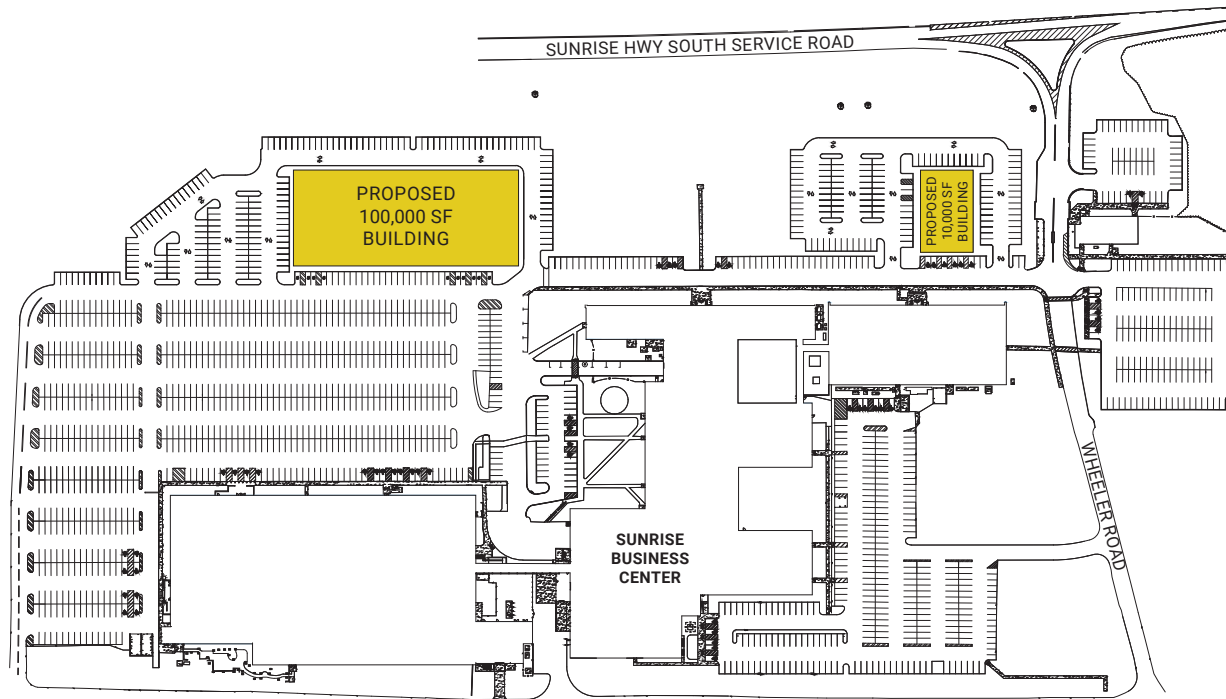
UP TO 130,000 SF BUILD-TO-SUIT OPPORTUNITY

3500 SUNRISE HIGHWAY | GREAT RIVER, NY

- Adjacent to Sunrise Business Center
- Easy access to all major thoroughfares including Sunrise Highway, Southern State Parkway, Veterans Memorial Highway, Sagtikos Parkway, and the Long Island Expressway (I-495)
- LIRR Great River station within walking distance
- Good visibility from Sunrise Highway
- Permitted uses include office buildings, laboratories for scientific research, medical centers or dental clinics (excluding psychiatric or drug treatment clinics), child day care centers, health clubs, public or private schools, and schools for self-defense, dance, swimming, or gymnastics

SUNRISE BUSINESS CENTER BUILD-TO-SUIT OPPORTUNITY | 3500 SUNRISE HWY, GREAT RIVER, NY

UP TO 130,000 SF BUILD-TO-SUIT OFFICE/MEDICAL OPPORTUNITY AVAILABLE



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WELL CONNECTED AND HIGHLY POPULATED LOCATION IN LONG ISLAND



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