



GREINER-MALTZ
REAL ESTATE | LONG ISLAND



**STEVEN
DORF**
PROPERTIES

MANAGEMENT LEASING INVESTMENT DEVELOPMENT



200 KNICKERBOCKER AVENUE | BOHEMIA

+/- 30.800 SQ. FT. INDUSTRIAL BUILDING FOR LEASE

+/- 30,800 Sq. Ft. Industrial Building on +/- 2.02 Acre Plot

+/- 10,000 Square Foot Office Space

2 Loading Docks with Levelers & 1 Drive-in Door

64 Car Parking

Tom Attivissimo, CCIM

Office: (516) 833-1401 Mobile: (516) 606-6161

Email: tomatti@greiner-maltz.com

Steven Dorf

Office: (631) 242-3673 Mobile: (516) 528-0367

Email: steven@dorfproperties.com

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.



Tom Attivissimo, CCIM
Office: (516) 833-1401 Mobile: (516) 606-6161
Email: tomatti@greiner maltzofli.com

Steven Dorf
Office: (631) 242-3673 Mobile: (516) 528-0367
Email: steven@dorfproperties.com



CERTIFIED TO:
-DMM 200 KNICKERBOCKER LLC
-EQUITY SETTLEMENT SERVICES INC.
-FIRST AMERICAN TITLE INSURANCE COMPANY

QUANTITIES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EXISTENCES NOT SHOWN AND UTILITY LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSES AND USE, THEREFORE ARE NOT INTENDED TO GUARANTEE THE EXISTENCE OF FINDES, EXISTENCE, PROBLEMS, OR OTHER INFORMATION. THE LOCATION TO BUILDINGS AND OTHER CONSTRUCTION, THE EXISTENCE OF RIGHT OF WAY, WETLANDS AND/OR EXISTENCES OF RECORDS, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSSED SEAL SHALL BE CONSIDERED A FALSE COPY.

ALL LOCATIONS OF AND DISTANCES TO WELLS AND CELOSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE, THESE LOCATIONS AND DIMENSIONS CANNOT BE GUARANTEED.



500 Montauk Highway
Mariches, New York 11955
Phone: (631) 878-0120 Phone (631) 728-5330
pseccafico@optonline.net
Pat C. Seccafico, PLS Pat T. Seccafico, PLS
NYS Lic. No. 051040 NYS Lic. No. 049287
copyright - 2023 Seccafico Land Surveying PC



PROJECT No. 63789 SCALE: 1" = 30' DATE: 01/05/2023

Steven Dorf
Office: (631) 242-3673 Mobile: (516) 528-0367
Email: steven@dorfproperties.com