



Island Associates Real Estate Inc.

We create value

## Lease Available

132-136 South Long Beach Road  
Rockville Center, NY



**Chris Mayor**

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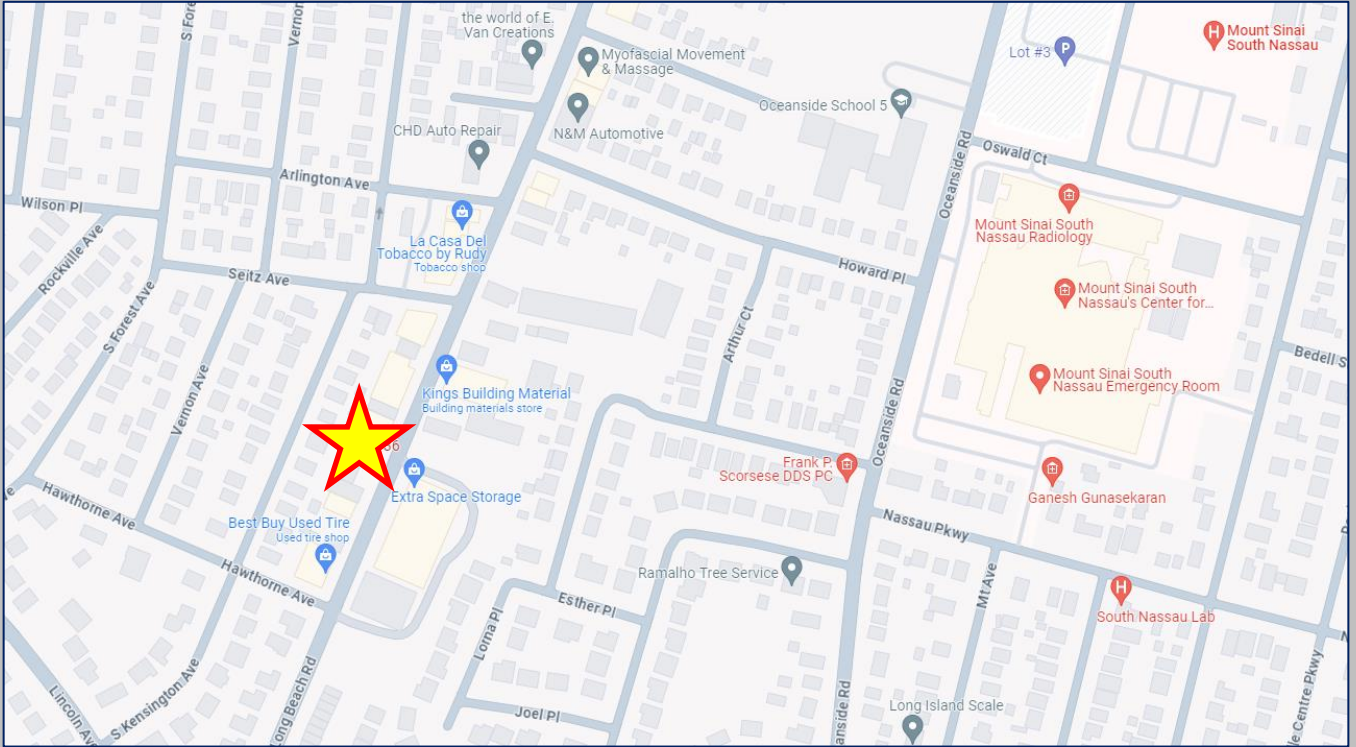
**Larry Densen**

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# Property Information

**Lease Available**  
**4,100 SF on .21 Acres**  
Price: \$14,250 / NNN  
Taxes: +/- \$28,000



- Fully operational body shop
- Key money required for Existing Business & all Equipment \$595,000
  - 14' Ceilings
  - 5 Docks
  - 22 Parking Spaces

Demographics	1 Mile	3 Miles	5 Miles
Total Population	25,676	186,427	501,986
Average HH Income	\$142,161	\$145,606	\$138,260

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Equipment List

	EQUIPMENT DESCRIPTION	AGE	NOTES	
	CAR-O-LINER BENCH RACK FRAME MACHINE	1 YEAR OLD	2 TOWERS	
	CAR-O-LINER FRAME MACHINE TOOL BOARD	1 YEAR OLD	COMPLETE	
	CAR-O-LINER VISION & MEASURING SYSTEM	1 YEAR OLD	NEW CONDITION	
	H&S AUTOSHOT 3 METAL MIG WELDER (STEEL/BRONZE/ALUM)			
(2)	BENWILL 7000 LBLIFT			
	ECO 134 A/C CHARGING STAION			
	NEW SHOP STEEL CABINET (STORAGE)			
	COMPLETE SET OF FIRE EXTINGUISHERS - ENTIRE BUILDING			
	BRANIC STRUT COIL SPRING MACHINE			
	2 FIREPOROOF PAINT CABINETS			
	ZHONGDA DOWNDRAFT HEATED SPRAY BOOTH W/FIRE SUPPRESSANT SYSTEM			
	TWO POST CAR LIFT			
	8 WALL CABINETS (STORAGE)			
	DETAIL MATERIAL RACK COMPLETE 3-D NANO DRUM			
	RYOBI ELECTRIC POWER WASHER			
	SHOP SET UP TO START WORKING			
	OFFICE SET UP TO START WORKING			
	CUSTOMER WAITING AREA WITH COUNTER			
	4 DESKS			
	2 5-DRAWER 48" LATERAL FILING CABINETS			
	UPSTAIRS OFFICE WITH DESKS & CHAIRS			