

19,422 sq. ft. Industrial Building

Available For Sublease

Long-Term Lease Possible

S|R SCHACKER REALTY
EXCLUSIVE

700 Broadhollow Rd, Unit B, Farmingdale



Specifications:

Lot Size: 3.5 Acres
Building Size: 49,592 sq. ft.
Available Space: 19,422 sq. ft.
Warehouse: 14,061 sq. ft.
Office Space: 5,361 sq. ft.
(Office / Showroom / R&D / Lab)

Ceiling Height: 19'.6"
Loading: 3 Loading Docks
Column spacing: 27' x 35'
Power: 400 amps 3 phase
A/C: in office and warehouse
Heat: Gas
Sprinklers: Yes (wet system)
Parking: 139 car parking spaces
Sewers: On sewers
Zoning : G - Industrial

Pricing and Timing:

Lease Price: \$16.50/sq. ft. NET + OPEX
Taxes: (\$5.32/sq. ft.)
Occupancy: 30-60 Days

Sublease Term: Through December 31, 2029
(Long term lease possible)

Features:

- Rare industrial building with outstanding retail visibility on Route 110 at Route 109.
- Flex space ideal for showroom, manufacturing, R&D and storage.
- Modern high-ceiling building that handles 53' tractor trailers.
- Traffic count +/- 50,000 vehicles per day.
- Air conditioning in warehouse.

Jeffrey Horn, Licensed RE Broker

Cell: 516-459-8906 Office: 631-293-3700 x47

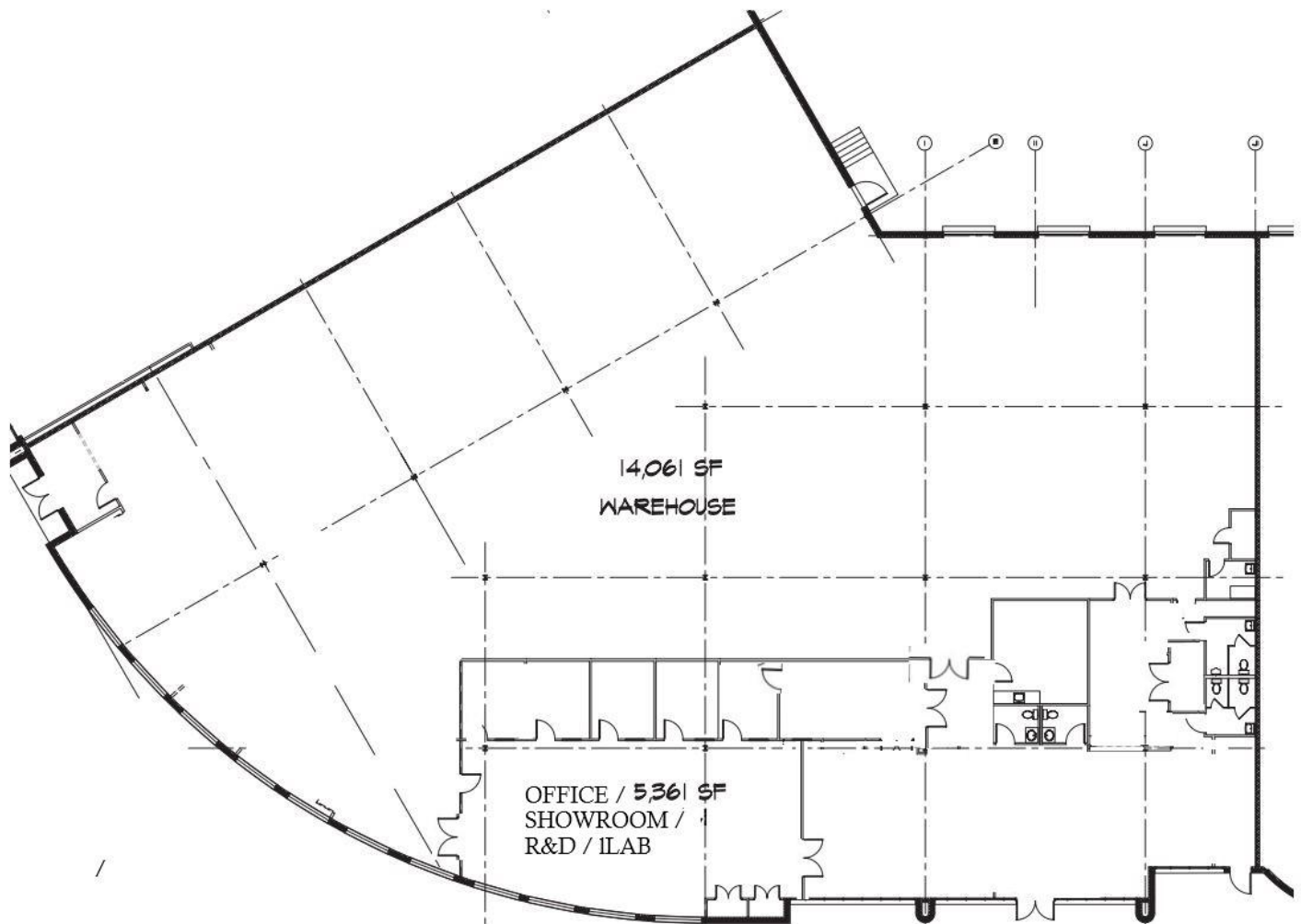
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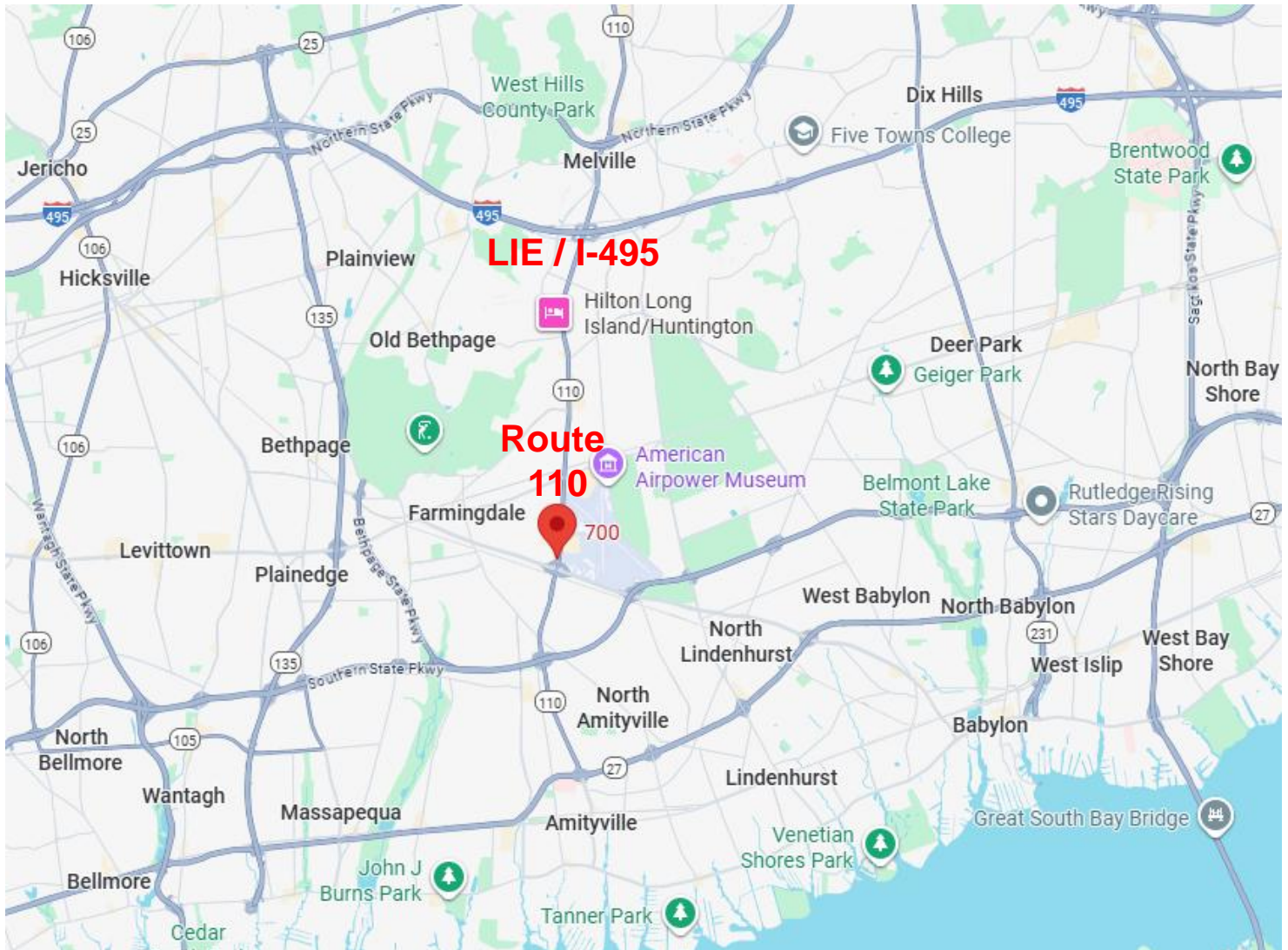
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Ideal location on Route 110 near Nassau / Suffolk border with easy access to:

- Southern State Highway
- Long Island Expressway (I-495)
- Seaford-Oyster Bay Expressway (Rte. 135)
- Sunrise Highway



Conveniently located with major retailers, restaurants, banks and bus routes all within walking distance.

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