

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

Building:

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.

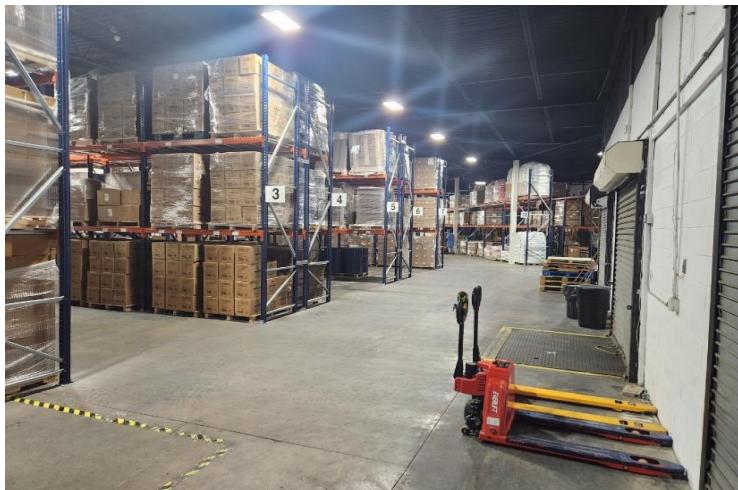
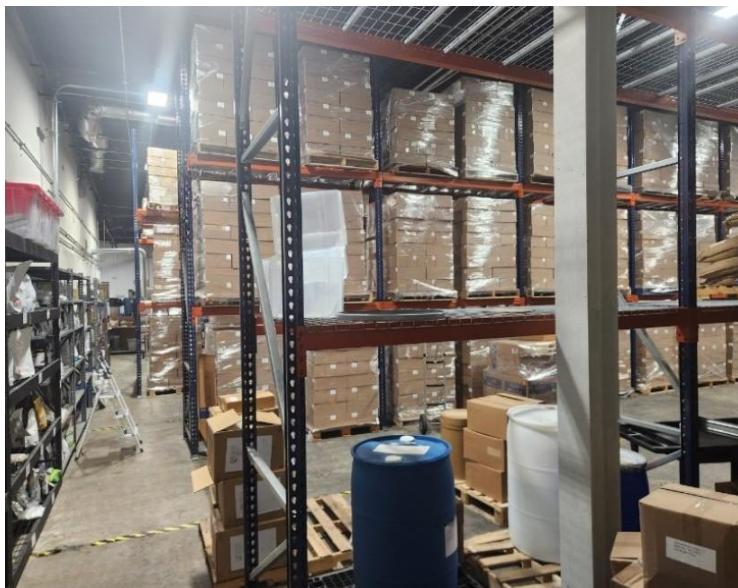
Jeffrey Horn, Licensed RE Broker

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

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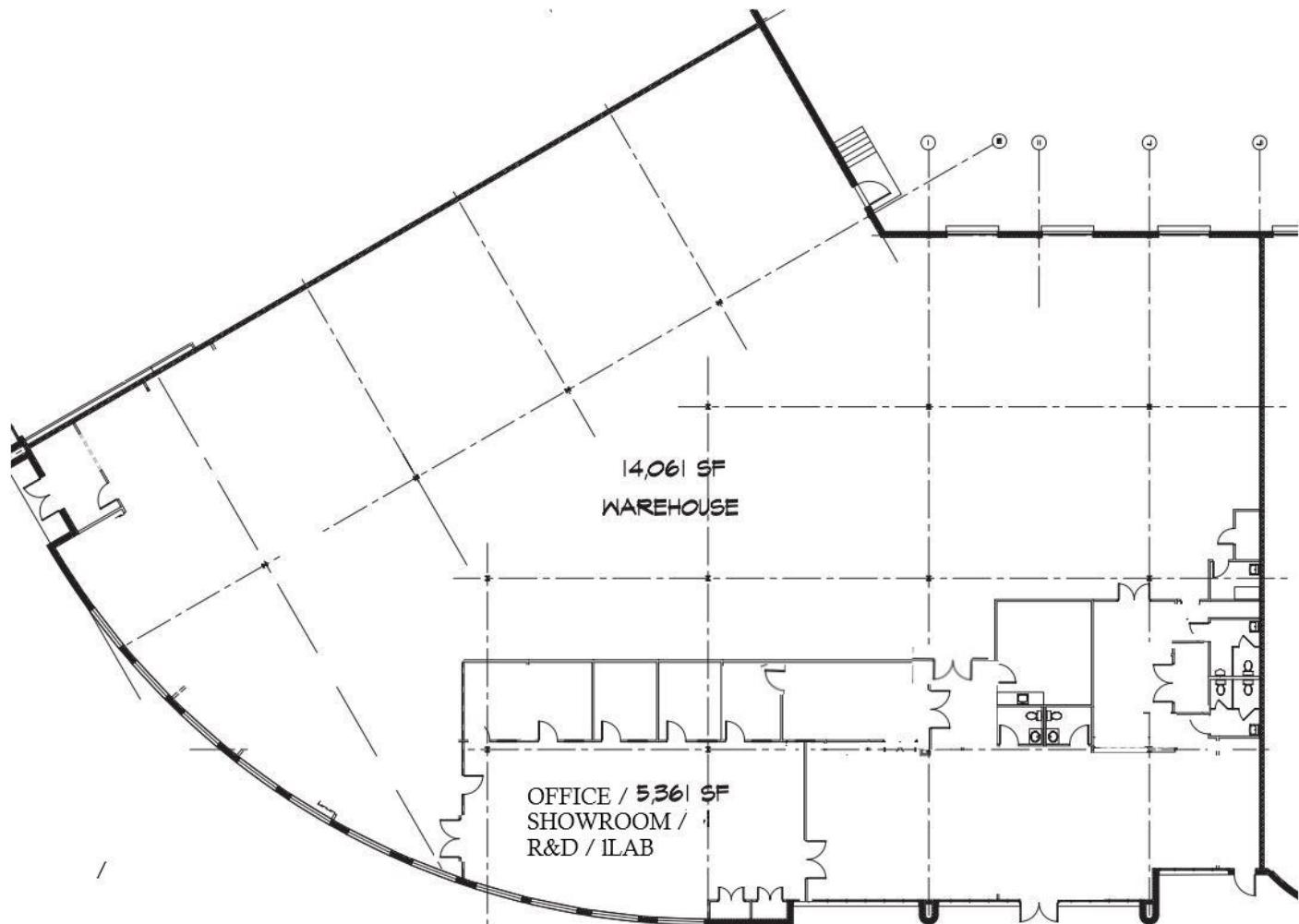
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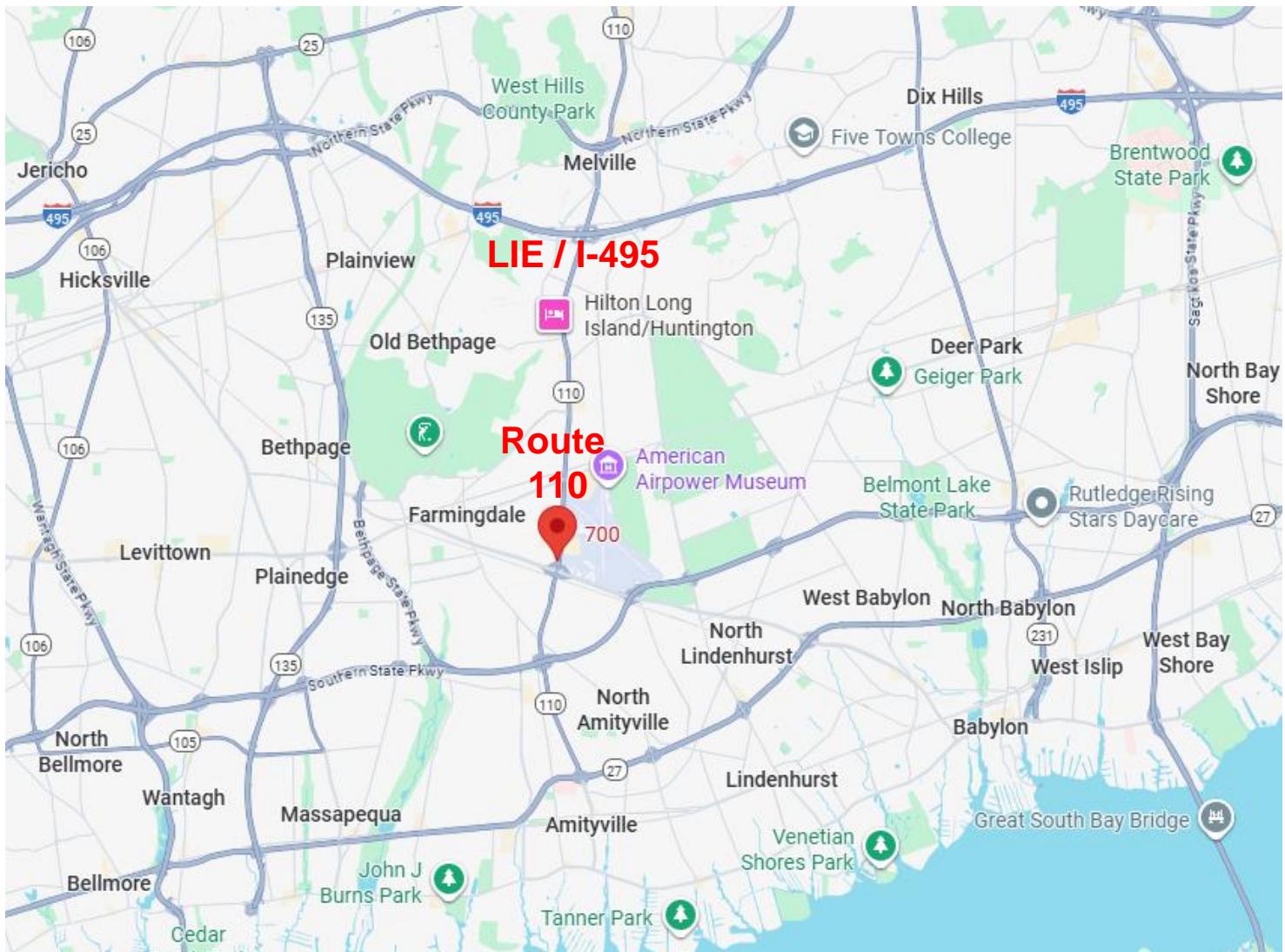
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Ideal location on Route 110 near Nassau / Suffolk border with easy access to:

- **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.