

**19,000 Sq. Ft. Industrial Property for Lease
260 Smith St, Farmingdale, NY 11735**



Building Size: +/- 24,682

Lot Size: 1.97 acres

Lease Price: TBD

Occupancy: 30 Days

Property Specifications:

- Office: +/-50% (can be reduced)
- Ceiling height: 15'
- Loading: 2 loading docks, 1 drive-in
- Power: 2,400 amps
- Sprinklers: wet system
- Fully air-conditioned building
- On sewers
- Full building backup diesel generator
- Expansion to entire +/-24,682 sq. ft. building possible

Property Features:

- Extensive office renovations including premium vision panels
- Ample natural light in warehouse
- Monument signage and exclusive use of front entrance
- Expansive parking
- Attractively landscaped
- Shared access to landlord's video studio possible.

Offices

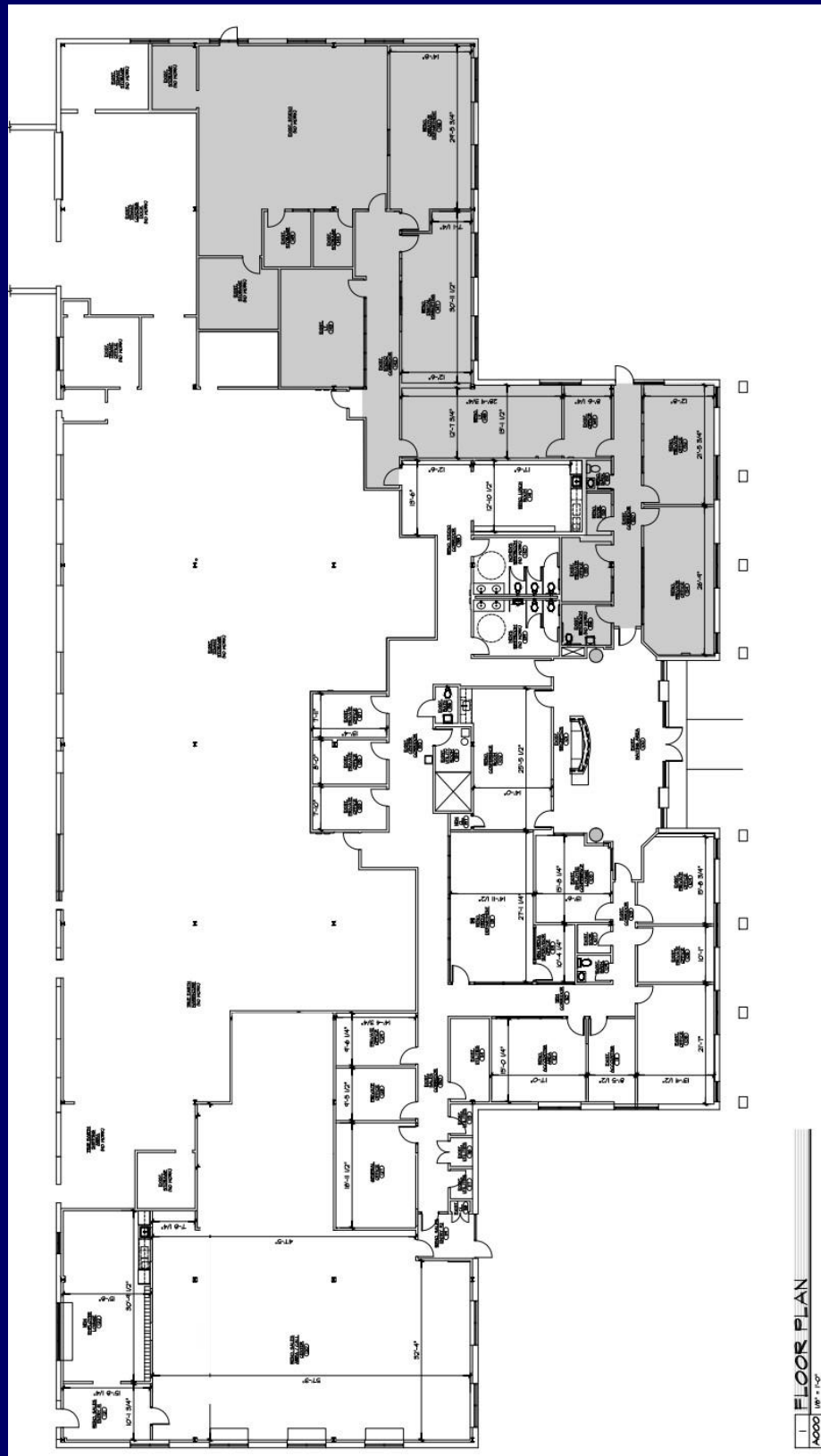


Warehouse and Loading



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Floor Plan



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Location Map

Centrally located just minutes from the Nassau border make this location easily commutable for a maximum number of employees and convenient for deliveries.

- One block to Route 110
- 5 minutes from Long Island Expressway (I-495)
- 6 minutes from Southern State Highway
- 8 minutes from Northern Parkway



Enormous variety of nearby options for dining, banking, shopping, childcare and so much more.

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

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