

**24,682 Sq. Ft. Flex/Industrial Building for Lease  
260 Smith St, Farmingdale, NY 11735**



**Building Size:** 24,682 Sq. Ft.  
**Available:** 24,682 Sq. Ft.  
**Divisible to:** 19,000 Sq. Ft.  
**Lot Size:** 1.97 acres  
**Lease Price:** TBD  
**Occupancy:** 60-90 Days

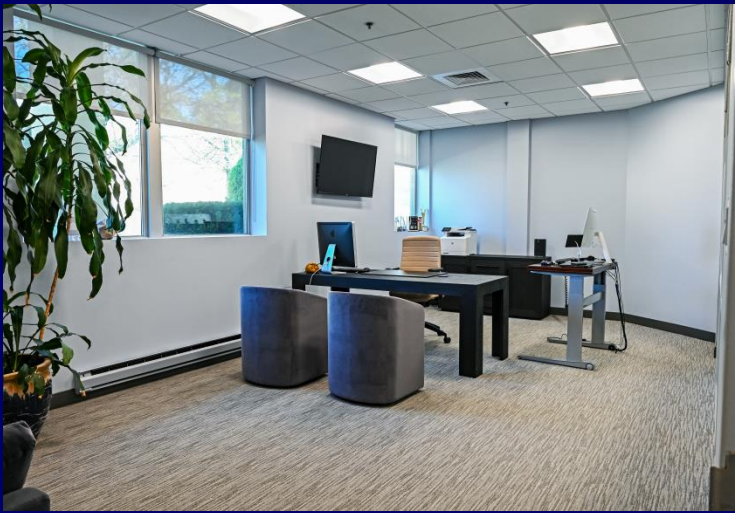
**Property Specifications:**

- Office: 60%+ (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

**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

# Office

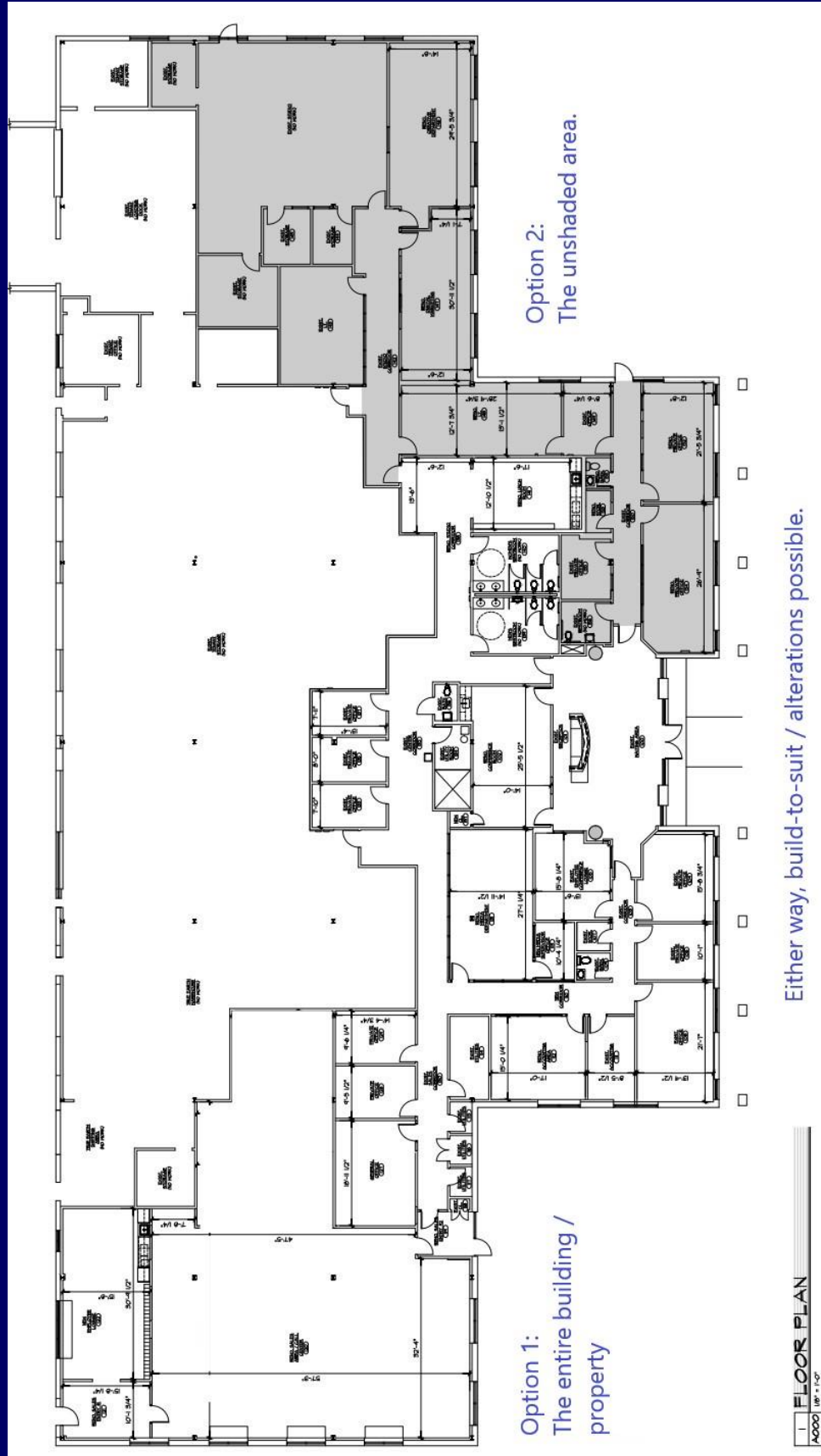


# Warehouse & Loading



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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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