

For Lease

2,140 SF | \$16.50 SF/yr
Industrial Space



1507 Smithtown Avenue

Bohemia, New York 11716

Property Highlights

- Prime location in Bohemia, NY
- Spacious and flexible floor plan
- Ample parking for tenants and guests
- High-quality, well-maintained building
- Energy-efficient HVAC and lighting systems
- On-site property management and maintenance
- Easy access to major transportation routes

Property Overview

Prime industrial unit located just off Lakeland Avenue in close proximity to Sunrise Highway and the Long Island Expressway.

Offering Summary

Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	40,000 SF
Available SF:	2,140 SF
Lot Size:	2 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,079	21,477	66,963
Total Population	2,916	63,262	196,348

For More Information

Michael Corsello

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Property Description

Prime industrial unit located just off Lakeland Avenue in close proximity to Sunrise Highway and the Long Island Expressway.

Location Description

Strategically located just off Lakeland Avenue, this property offers excellent accessibility to major roadways, including Veterans Memorial Highway, Sunrise Highway (Route 27), and the Long Island Expressway (I-495). Situated in the heart of Bohemia's commercial and industrial district, it provides seamless connectivity to Long Island MacArthur Airport, as well as nearby business hubs in Ronkonkoma, Holbrook, and Hauppauge. This central location makes it an ideal choice for businesses seeking convenience, visibility, and efficient transportation access.

Site Description

High ceiling warehouse with heat and air conditioning. Centrally located with easy access to major highways

Perfect for light manufacturing, warehouse distribution and contractors

Parking Description

80 Surface spaces

Utilities Description

Heating - Gas, Lighting, Water



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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,140 SF	Lease Rate:	\$16.50 SF/yr

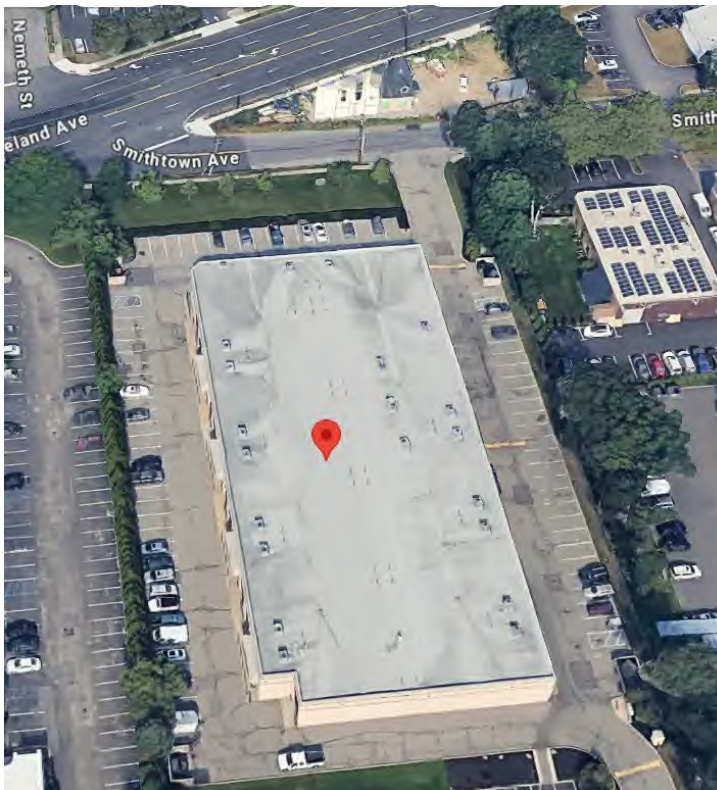
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
B	Available	2,140 SF	Modified Gross	\$16.50 SF/yr	-

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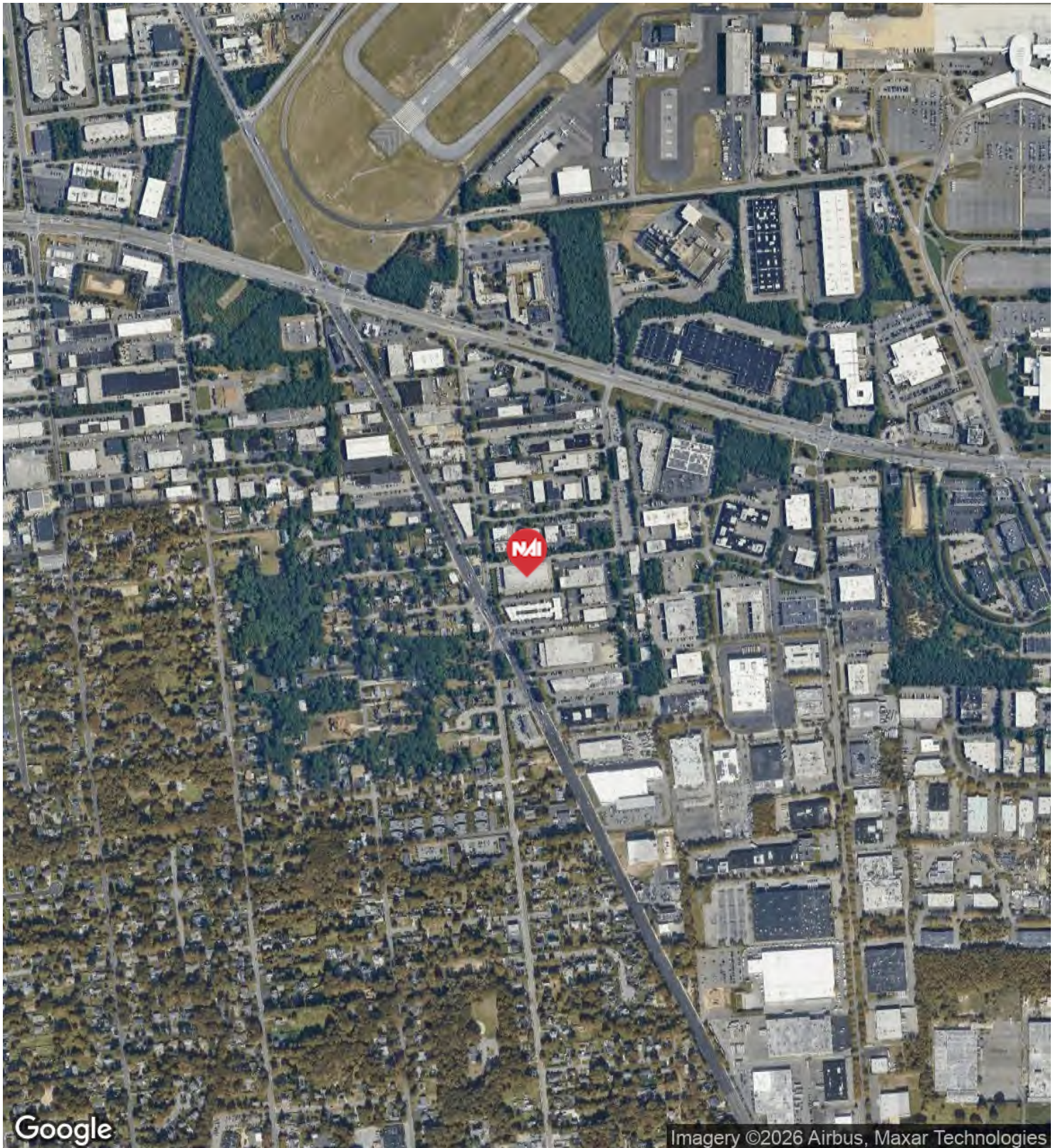
Industrial Space



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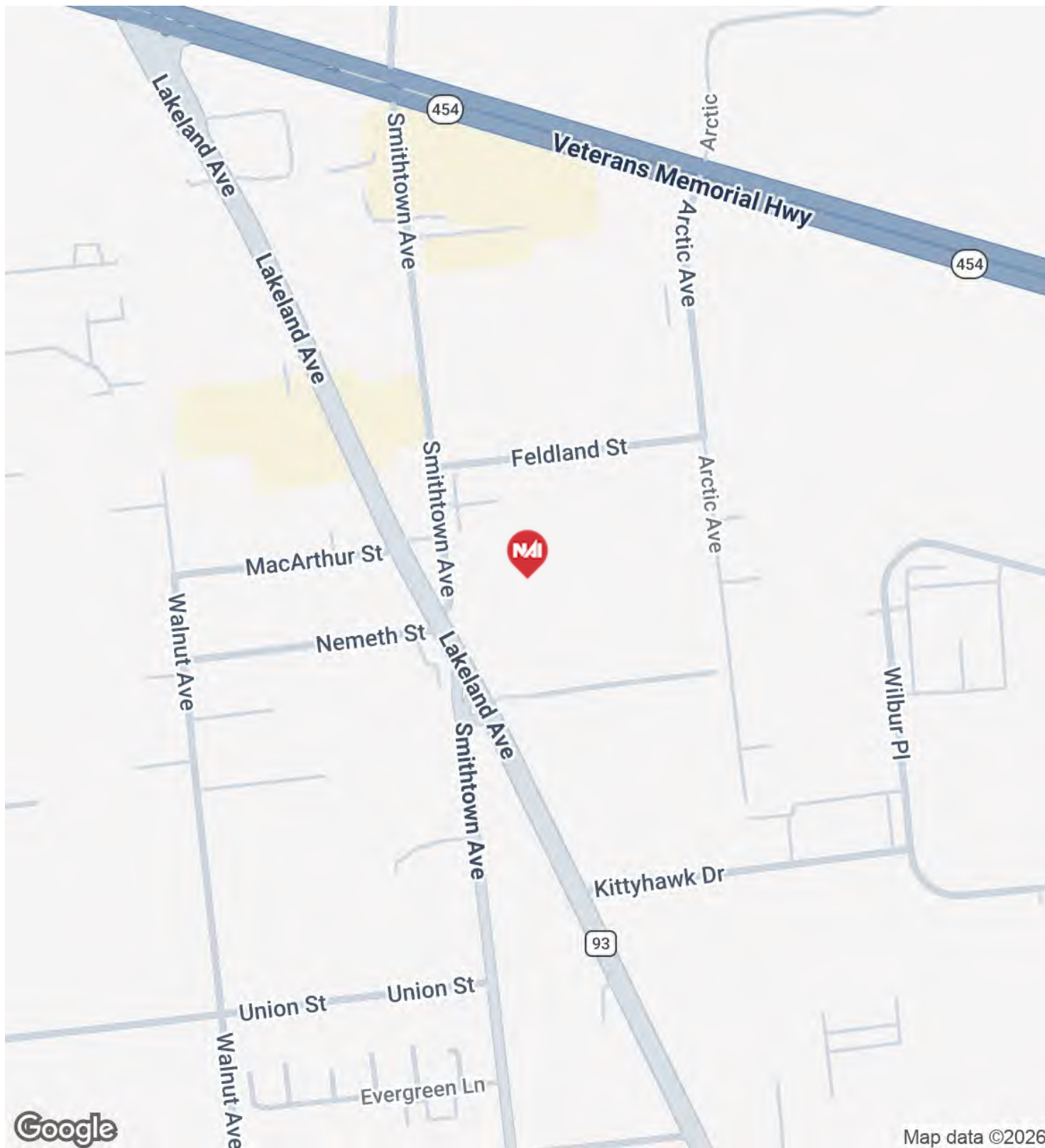
Industrial Space

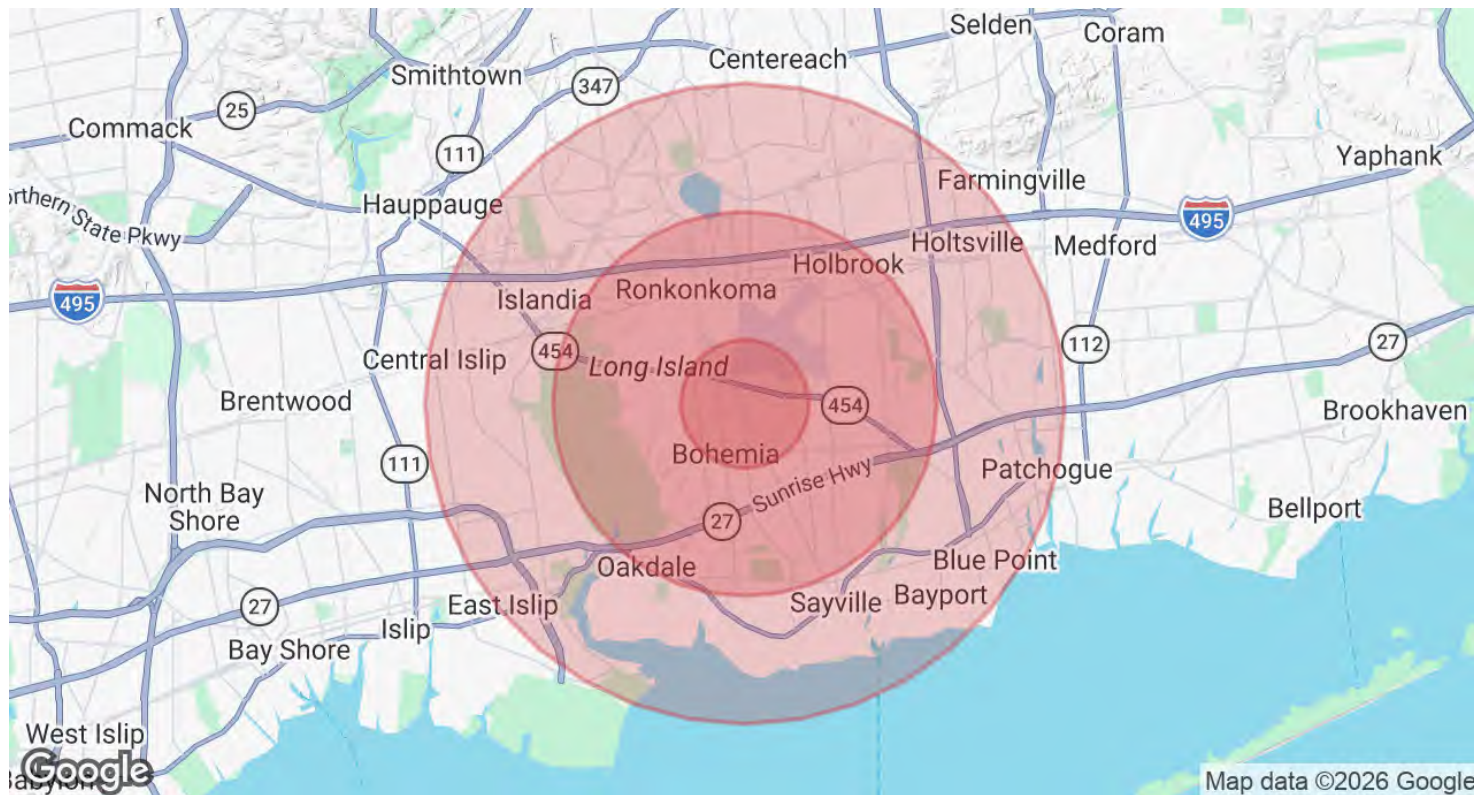


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Population	1 Mile	3 Miles	5 Miles
Total Population	2,916	63,262	196,348
Average Age	42.6	40.2	39.8
Average Age (Male)	41.7	39.5	39.0
Average Age (Female)	42.4	40.4	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,079	21,477	66,963
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$97,892	\$98,205	\$100,345
Average House Value	\$630,669	\$407,422	\$434,428

2020 American Community Survey (ACS)



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Michael Corsello

Director

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Professional Background

Michael Corsello is a licensed Commercial Investment Real Estate Certified (CIREC) specialist, with a primary focus on industrial properties throughout Suffolk County and western Nassau County. His extensive expertise and market insight make him a sought-after advisor for owners, tenants, buyers, and sellers seeking to maximize the value of their real estate investments.

Before joining NAI Long Island, Michael served as President and CEO of Nash Lumber, a leading building materials importer and wholesale distributor. Over more than 30 years of ownership and leadership, he developed a deep understanding of complex commercial real estate transactions and the critical impact that real estate decisions have on a company's bottom line.

Michael's operational acumen and hands-on experience owning, developing, and managing industrial properties empower him to deliver strategic solutions tailored to each client's unique business objectives. His ability to view transactions from every stakeholder's perspective ensures the highest quality representation and consistently drives superior outcomes for his clients.

Throughout Long Island, industrial property owners and investors rely on Michael as a trusted partner who combines market knowledge with business savvy to enhance operational efficiency and profitability.

Beyond his professional achievements, Michael is an avid skier who embraces challenging terrain across the U.S. and Canada. His passion for exploration extends to hiking and travel, with a particular fondness for northern Norway, where his son is a leader in the aquaculture industry. When at home on Long Island, Michael enjoys the occasional round of golf.

A native Long Islander, Michael, holds degrees in business and engineering from Syracuse University and the SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering Syracuse University

Bachelor of Science in Engineering SUNY Environmental Science and Forestry

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)NYS

Commercial Association of Realtors (NYSCAR)

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