

303 Smith Street
FARMINGDALE, NY 11735

Warehouse
Distribution Facility

49,079 sq. ft.
AVAILABLE

10 total
DOCK DOORS

4,224 sq. ft.
OFFICE AREA

2
GROUND LEVEL DOORS

24'
CLEAR HEIGHT

Standard wet
SPRINKLERS

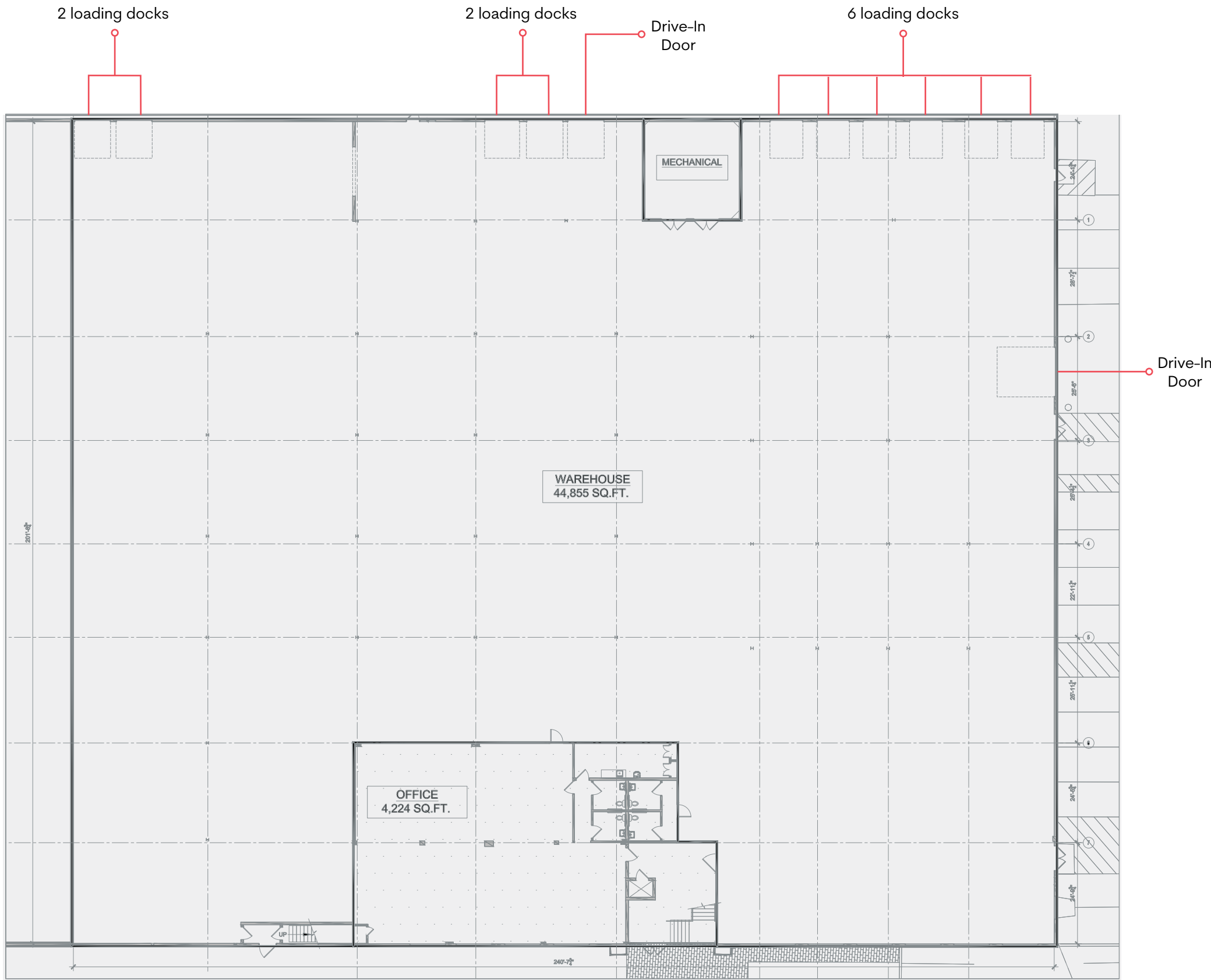
Features

- Fully renovated premium warehouse space
- Excellent loading
- Zoned Industrial G
- Town of Babylon
- Tax abatement may apply
- Q3 2026 delivery

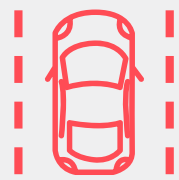


Building Specifications

Building Size	80,279 sq. ft.
Available	49,079 sq. ft.
Office Space	4,224 sq. ft.
Clear Height	24'
Dimensions	240' x 201'
Column Spacing	Varies
Dock Doors	10 Doors
Drive-ins	2
Format	Rear Loaded
Automobile Parking	73 Spaces
Sprinklers	Standard Wet
Lighting	LED
Power	PSEG, 3000 amps, 480 volts, 3-phase



WAREHOUSE LAYOUT



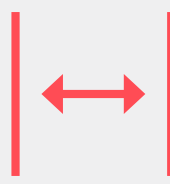
73
Automobile
Parking



10
Loading
Docks



24'
Clear
Height



Varies
Column
Spacing

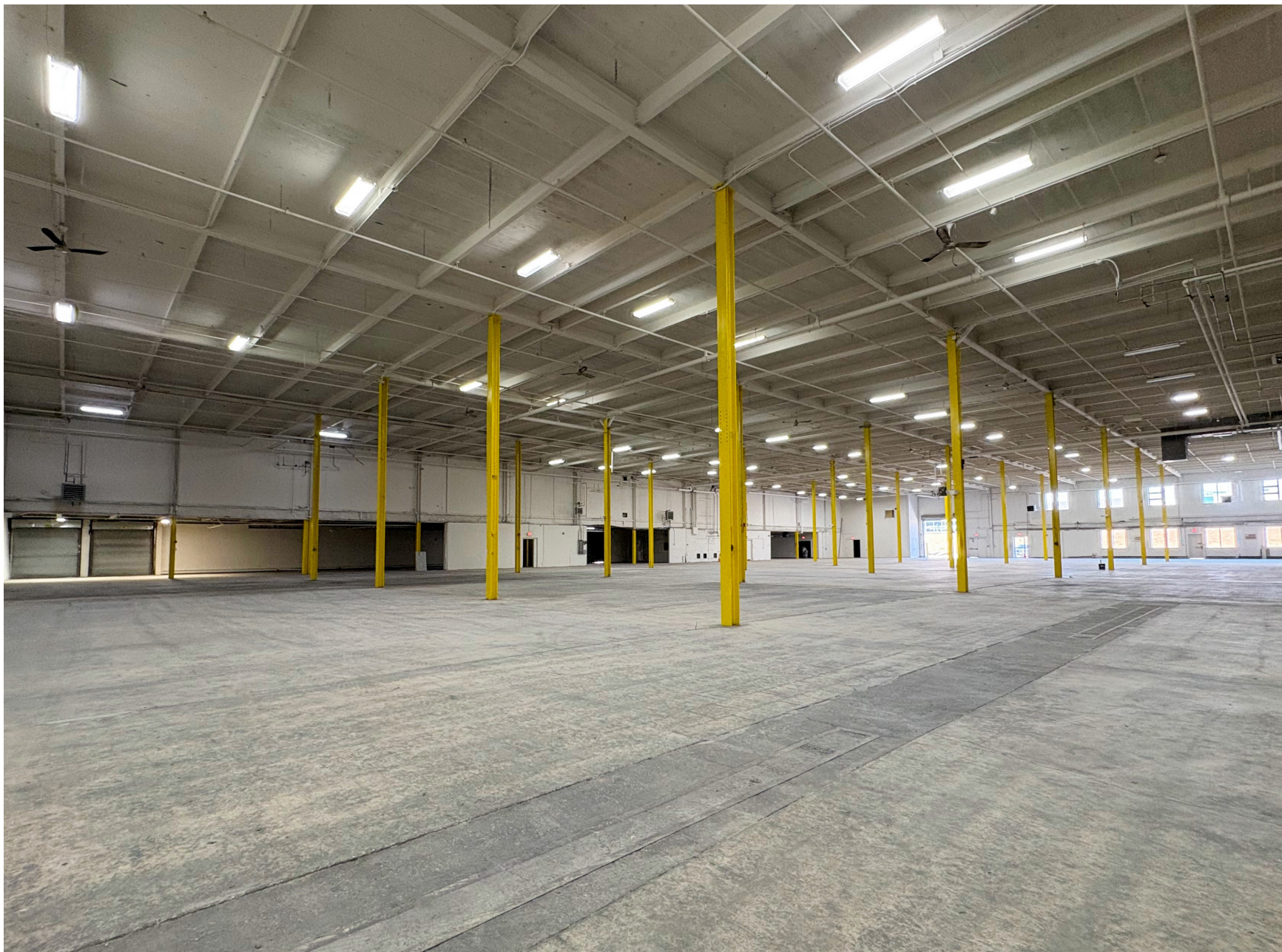


2
Drive-in
Doors



105'
Truck Court
Depth





303 Smith Street

FARMINGDALE, NY 11735



Key Distances	
<u>NY RT 110</u>	<u>0.7 miles</u>
<u>I 495</u>	<u>3.2 miles</u>
<u>NY RT 135</u>	<u>4.3 miles</u>
<u>Sunrise Highway</u>	<u>5.1 miles</u>
<u>JFK Int'l Airport</u>	<u>28.5 miles</u>
<u>LaGuardia Airport</u>	<u>31.4 miles</u>

Leasing Contacts



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