

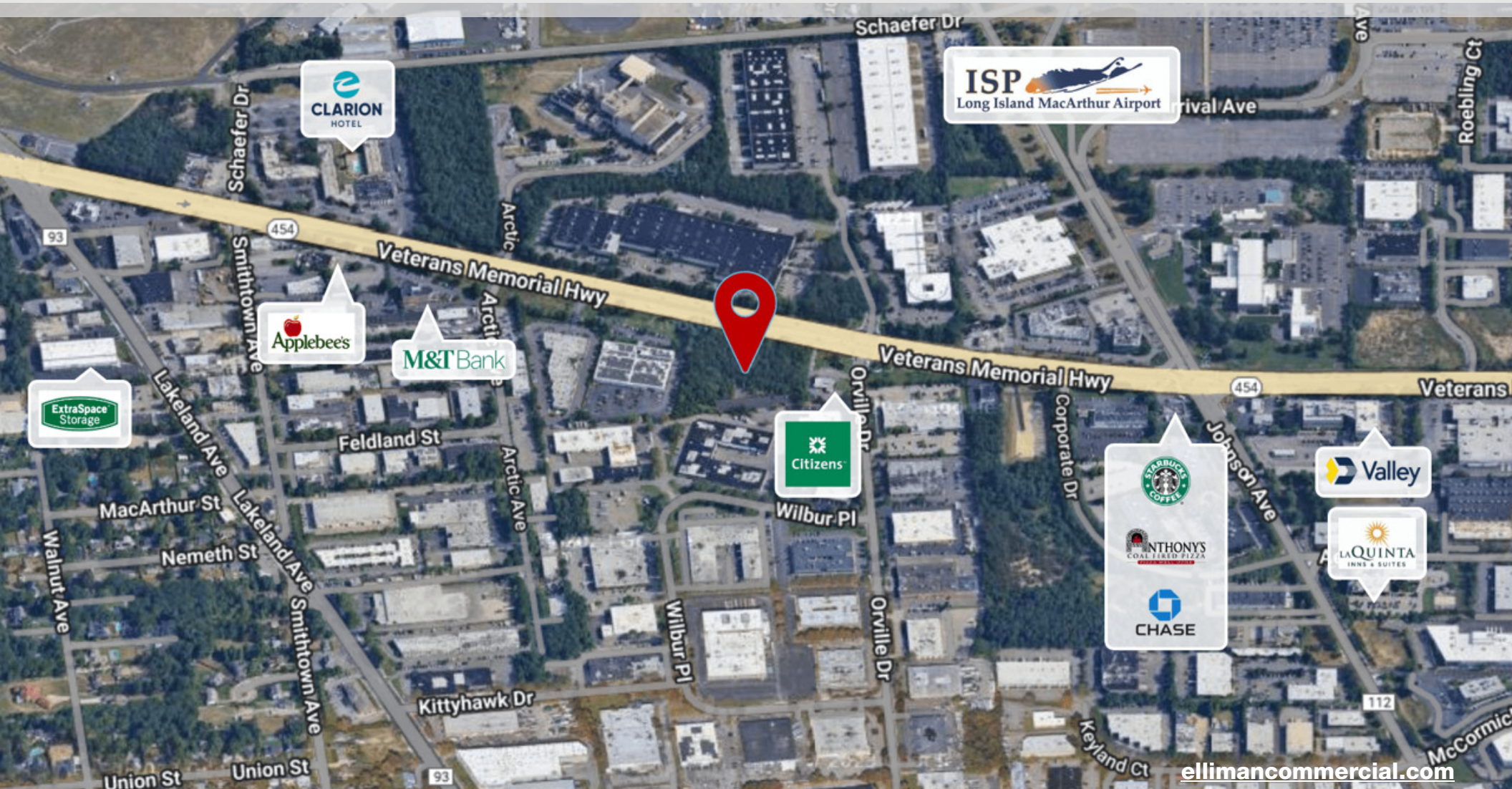
# STATE-OF-THE-ART INDUSTRIAL | RECREATIONAL | SHOWROOM

Veterans Memorial Hwy | Bohemia, New York 11716

## FOR LEASE



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY



## Veterans Memorial Hwy | Bohemia, New York 11716

<b>Building Size:</b>	+/- 40,000 SF	<b>Lot Size:</b>	3.38 Acres
<b>Tenancy:</b>	Multiple (1 to 4)	<b>Parking:</b>	+/- 85 Spaces
<b>Year Built:</b>	2026	<b>Zoning:</b>	ICD (Industrial Corridor District)
<b>Frontage:</b>	+/- 464 Feet	<b>Traffic Counts:</b>	37,700 VPD
<b>Drive In Doors:</b>	Four (4)	<b>Loading Docks:</b>	Three (3)
<b>Ceiling Height:</b>	Up to 24 Feet	<b>Lease Rate:</b>	\$22 SF (NNN)

For more details contact Exclusive Listing Team.

## State-Of-The-Art Brand-New Industrial | Recreational | Showroom Space

Up to 40,000 SF available, divisible to as little as 5,000 SF. Strategically located along the highly trafficked Veterans Memorial Highway in Bohemia, this premier development site offers ±464 feet of prominent frontage across 3.38 acres in one of Suffolk County's most active commercial corridors. With exceptional visibility, high traffic counts, and seamless access to Sunrise Highway, the Long Island Expressway, and other major transportation arteries, this location delivers unmatched convenience.

Directly across from Long Island MacArthur Airport, the site offers enhanced regional connectivity—ideal for businesses with logistical or travel needs. Current plans are approved for industrial warehouse development; and the site is fully customizable to meet the needs of one or multiple users. Whether you're seeking space for industrial warehousing, national retail, medical practices, or corporate headquarters, this location offers unlimited possibilities.

The site is designed to accommodate flexible configurations and build-to-suit options, with approved plans already in place. Groundbreaking is anticipated for late 2025 or early 2026. It's an ideal setting for retail showrooms, distribution hubs, light industrial operations, or sports and recreational facilities. With the ability to support advanced infrastructure and tailored design features, the property offers the versatility to meet specialized requirements in a prime Long Island location.

Exclusively represented by:

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# COMPLETE HIGHLIGHTS

Veterans Memorial Hwy | Bohemia, NY | Brand New Medical/Office/Industrial



## Property Highlights

- **Prime Visibility & Frontage:** Situated on Veterans Memorial Highway with 500 feet of prominent frontage, the property offers unmatched exposure in one of Long Island's busiest commercial corridors.
- **Exceptional Accessibility:** Direct access to major highways—including Sunrise Highway, the Long Island Expressway, and more—plus proximity to Long Island MacArthur Airport, ensures smooth regional connectivity for staff, clients, and logistics.
- **Custom-Built Flexibility:** Designed to accommodate one or multiple users, this project is ideal for industrial warehouse, national retail tenants, corporate headquarters, a high-tech medical complex or any users seeking custom layouts, infrastructure, and branding opportunities. Up to 40K SF for one user or divisible by as little as 5K SF.

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# PROPERTY DETAILS

Veterans Memorial Hwy, Bohemia NY 11716 | Medic

Lease Rate

\$22 SF/Yr

## Location Information

Street Address	Veterans Memorial Hwy
City, State, Zip	Bohemia, NY
County	Suffolk
Township	Islip
Nearest Highway	Sunrise Highway (27) + Long Island Expressway (495)
Nearest Airport	Islip MacArthur Airport

## Building Information

Building Size	Up to +/- 40,000 SF
Tenancy	One to Multiple
Number of Floors	1 to 2*
Year Built	2026
Number of Buildings	1
Drive-In Doors	4
Loading Docks	3

## Property Information

Property Type	Industrial/Office/Medical/Retail
Zoning	ICD
Lot Size	3.38 Acres/171,769 SF
APN #	0500172000100051024
Section Lot Block	District 500 Sect 172 Block 1 Lot 51.24
Lot Frontage	464 ft

## Parking & Transportation

Number of Parking Spaces	85
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## Construction Time Frame

Ground Break/Shovel Ready	Fall/Winter 2025
Construction Completion	2026-2027

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# AERIAL VIEW OF PROPERTY

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# APPROVED PLANS

## Veterans Memorial Hwy, Bohemia NY 11716 | Bohemia, New York

### SITE DATA

EXISTING TRAILER AREA: 142,311 S.F. (33.86 AC.)  
 DISTURBED AREA: 142,311 S.F. (33.86 AC.)  
 EXISTING USE: VACANT  
 PROPOSED FOOTPRINT: 40,222 S.F.  
 PROPOSED USE: INDUSTRIAL CORRIDOR DISTRICT / INDUSTRIAL 1 DISTRICT  
 PROPOSED FLOOR AREA: 40,222 S.F.  
 PROPOSED GROUND FLOOR AREA (GFA): 40,222 S.F. (9.27 AC.)  
 EXISTING ZONE: INDUSTRIAL CORRIDOR DISTRICT / INDUSTRIAL 1 DISTRICT  
 DISTRICT TOTAL SECTION 172, BLOCK 01, LOT 01.23  
 MAP NO. 1985

### ZONING COMPLIANCE (ICD - INDUSTRIAL CORRIDOR DISTRICT)

REQUIREMENT	REQUIRED	PROPOSED
\$44-446 (A) BUILDING HEIGHT (MAX)	60'	42'
\$44-446 (B) FLOOR AREA (MAX) (PER MAX)	90%	77.33%
\$44-475 (B) LOT AREA (MAX)	100,000 SF	142,311 SF
\$44-475 (C) LOT WIDTH (MIN)	300 FT	468 FT
\$44-475 (D) FRONT YARD SETBACK (MIN)	100'	100'
\$44-475 (E) FRONT YARD LANDSCAPE (MIN)	20'	40' +
\$44-475 (F) SIDE YARD SETBACK (MIN)	20'	62' 6"
\$44-475 (G) REAR YARD SETBACK (MIN)	20'	38' 7"

\* 10' OF SETBACK PERMITTED TO BE WITHIN THE FRONT OF YARD PER §68-475(A)

### PARKING CALCULATIONS

**PARKING REQUIRED:**  
 INDUSTRIAL: 40,222 x 0.65 = 26,144 SP @ 1 STALL / 1,000 SF + 14 STALLS OFFICE: 40,222 x 0.15 = 6,033 SP @ 1 STALL / 200 SF = 30 STALLS  
 TOTAL STALLS REQUIRED (INCLUDING 5 ACCESSIBLE) = 66 STALLS REQUIRED

**PARKING PROVIDED:**  
 66 STALLS PROVIDED  
 66 STALLS PROVIDED  
 15 STALLS PROVIDED

### LOT COVERAGE

TYPE	AREA (S.F.)	PERCENT
PROPOSED IMPROVED AREA	40,222 S.F.	+ 27.33%
PROPOSED IMPROVED AREA	14,971 S.F.	+ 10.52%
PROPOSED LANDSCAPE AREA	14,271 S.F.	+ 10.03%
<b>TOTAL SITE AREA</b>	<b>147,311 S.F.</b>	<b>100.00%</b>

### LANDSCAPE CALCULATIONS

**REQUIRED LANDSCAPING:**  
 TOTAL AREA: 147,311 SQ. FT.  
 TOTAL REQUIRED LANDSCAPING (25% MIN.): 36,828 SQ. FT.  
 REQUIRED FRONT YARD LANDSCAPING (50% OF REQUIRED): 18,414 SQ. FT.

**LANDSCAPING PROVIDED:**  
 TOTAL LANDSCAPE PROVIDED: 46,611 SQ. FT. PROVIDED - 24,482 SQ. FT. REQUIRED FRONT YARD LANDSCAPING - 18,221 SQ. FT. REQUIRED

### RELIEF REQUIRED

[V] SPECIAL USE PERMIT REQUIRED FROM PLANNING BOARD FOR WAREHOUSE USE

### SCHEDULE OF SIGNS

SYMBOL #	SIGN SYMBOL	N.Y.S.D.T. SIGN NO.	SIZE OF SIGN	MESSAGE TYPE	AMOUNT
1	[Symbol]	824	12' X 18'	GR. MNTD.	4
2	[Symbol]	824P	6' X 12'	GR. MNTD.	4
3	[Symbol]	824	12' X 18'	GR. MNTD.	4
4	[Symbol]	861	30' X 30'	GR. MNTD.	2
5	[Symbol]	3075-14	24' X 30'	GR. MNTD.	2
6	[Symbol]	861	30' X 12'	GR. MNTD.	2

### APPROVAL STAMP

NO.	REVISION	DATE	BY
10	REVISED BUILDING LAYOUT	09/13/23	CC
9	ADDED EASEMENT INFORMATION/REMOVED PARKING/REVISED BUILDING SHAPE	07/28/23	SR
8	REVISED PER SIGN COMMENTS	07/07/23	SR
7	REVISED PER HYDROT COMMENTS	05/08/23	CC
6	REVISED PER COMMENTS	03/24/23	CC
5	REVISED PER TO COMMENTS	01/19/23	CC
4	REVISED PER HYDROT COMMENTS	12/16/22	CC
3	REVISED PER TOWN ARCHITECTURAL COMMENTS	11/09/22	SR
2	REVISED PER HYDROT COMMENTS	11/04/22	CC
1	REVISED PER SIGN COMMENTS	8/17/22	SR

### ALIGNMENT PLAN

**FELDFAM ASSOCIATES, LLC**  
 0 VETERANS MEMORIAL HIGHWAY  
 OF THE  
**HAMLET OF BOHEMIA**  
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK  
 SCTM, DISTRICT 0550, SECTION 172, BLOCK 01, LOT 01.23

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 ISLIP, NY 11751-2001  
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Complete set of plans available on request.

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# RETAILER MAP

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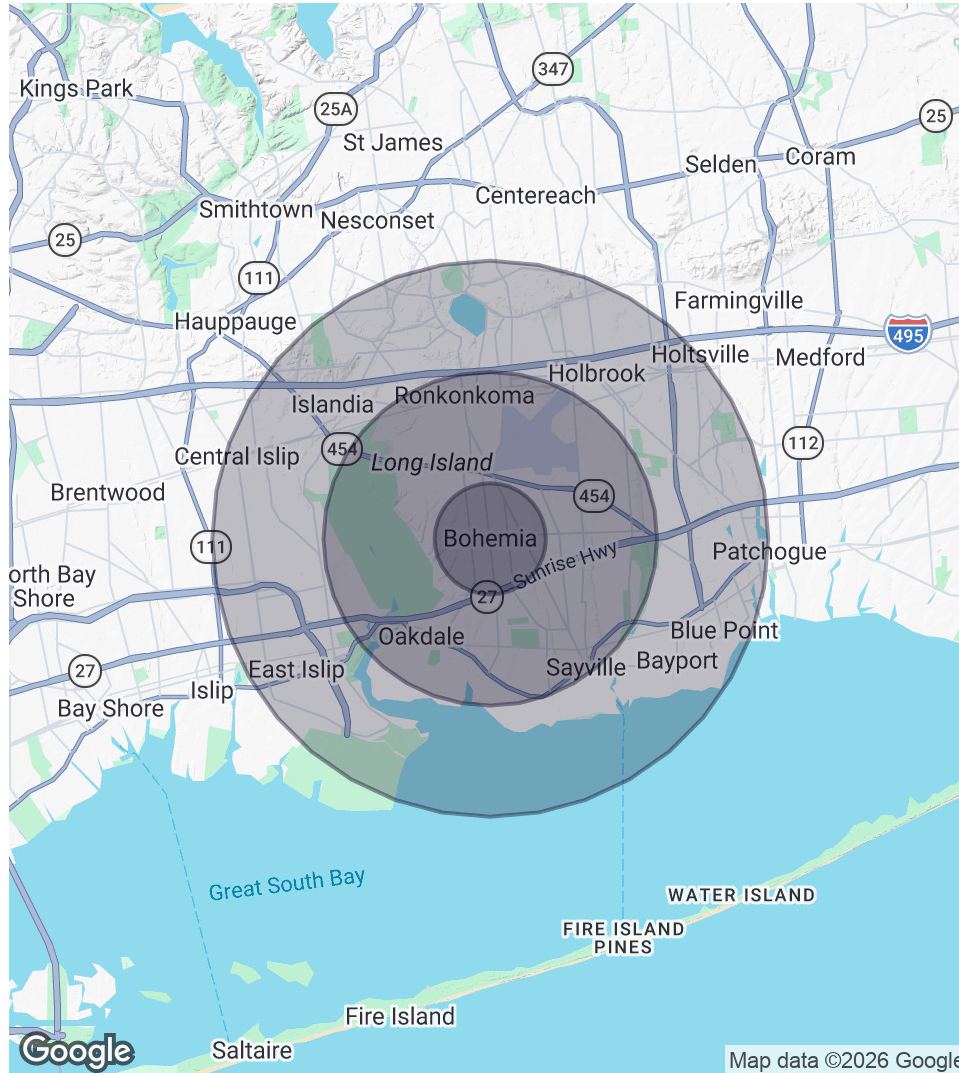
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# DEMOGRAPHICS MAP & REPORT

## Veterans Memorial Hwy | Bohemia, New York 11716



### 1 Mile Radius

**Population**  
1,980  
**Households**  
728  
**Average HH Income**  
\$133,323

### 3 Miles Radius

**Population**  
68,782  
**Households**  
24,177  
**Average HH Income**  
\$162,246

### 5 Miles Radius

**Population**  
204,100  
**Households**  
71,442  
**Average HH Income**  
\$161,896

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## We Are Commercial Real Estate

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