

185-195 Marine St.

FARMINGDALE, NEW YORK

28,000 SF INDUSTRIAL BUILDING ON 1.46 ACRES

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

FOR LEASE

10,000 SF Industrial Unit in Farmingdale



Sale offers for entire property now considered 28,000 SF on 1.46 Acres

FOR INFORMATION CONTACT EXCLUSIVE BROKER:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
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AVAILABLE SPACE (185 MARINE ST):

Unit/Building Size:	+/- 10,000 SF
Office:	+/- 15%
Ceiling Height:	12' Clear
Loading:	2 Dock positions 1 Drive-in
Power:	Ample
Heat:	Gas
Parking:	Large rear yard



LEASE PRICING:

\$18.00 PSF Modified Gross

(Includes Base Year RE Taxes)

PROPERTY HIGHLIGHTS:

- Newly renovated, functional industrial unit
- Located in the South Farmingdale Industrial Park
- Approximately 6 miles from the Long Island Expressway (I-495)
- Approximately 1 mile from Route 109

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PROPERTY SPECIFICATIONS:

Building Size:	+/- 28,000 SF
Lot Size:	+/- 1.46 Acres
Office:	+/- 15%
Ceiling Height:	12' Clear
Loading:	4 Dock positions 3 Drive-ins
Power:	Heavy
Heat:	Gas
Parking:	Large rear/side yard
Taxes:	\$82,077.00/Year

SALE PRICING:

CALL FOR DETAILS



PROPERTY HIGHLIGHTS:

- Multitenant industrial building on oversized lot, Can deliver 10,000 SF Vacant
- Tenant info provided upon request
- Approximately 6 miles from the Long Island Expressway (I-495)
- Approximately 1 mile from Route 109

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