

171

RODEO DRIVE

BRENTWOOD, NEW YORK

FOR SALE

Delivered Vacant

45,000 SF

Single Story Class A,
Industrial building

NEWMARK



Investment Overview

Newmark has been retained exclusively to market a rare opportunity to acquire the fee simple interest in 171 Rodeo Drive, in Brentwood New York. The property will be delivered vacant and unencumbered by a tenancy.

The property is located on the east side of Rodeo Drive in the hamlet of Brentwood, Town of Islip, Suffolk County, New York, offering excellent connectivity to the Long Island Rail Road and Southern State Parkway, and approximately four minutes from the Deer Park Long Island Rail Road station.


The site is improved with a ±45,000 Sq. Ft., one story, detached, masonry industrial building, circa 1990's. The building is owner occupied and in good condition.

Seller	Family Real Estate Holders LLC, A New York Limited Liability Company
Address	171 Rodeo Drive, Brentwood NY 11717
Property	171 Rodeo Drive, Brentwood, New York and are designated on the official tax map of Suffolk County as District: 500, Section: 133, Block: 3 and Lot: 5.2

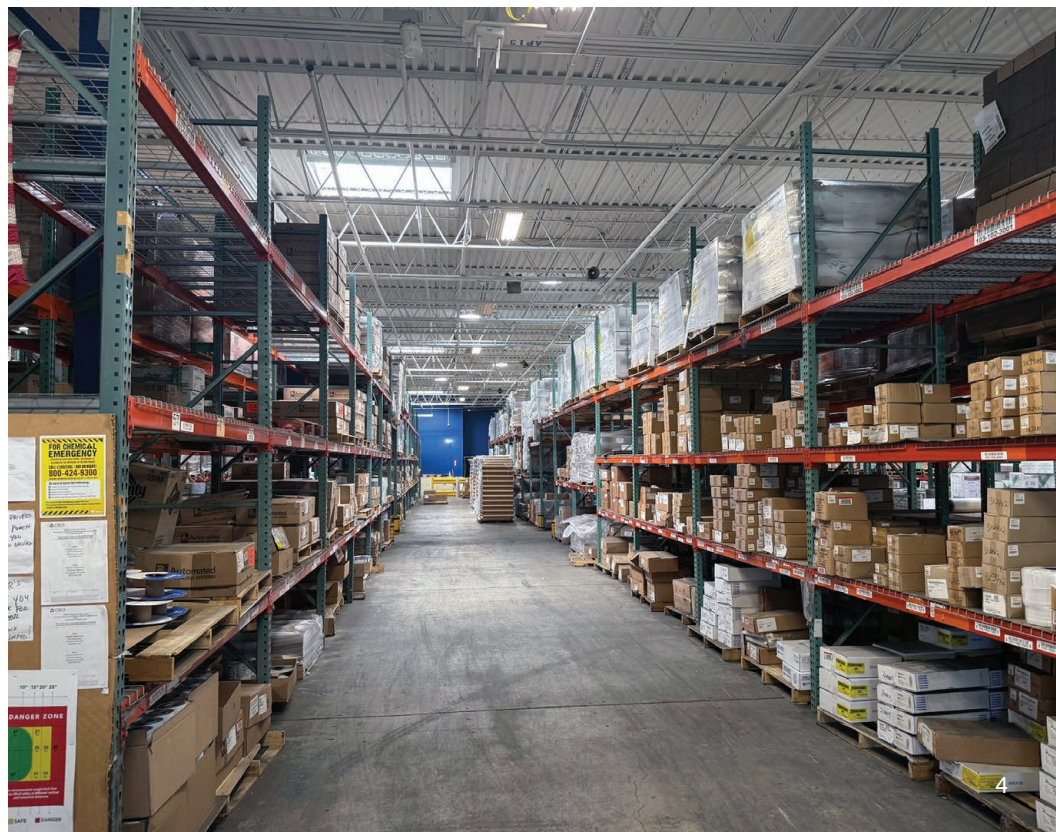
Building Info

Size	45,000 SF single story Class A, Industrial building (exp. to 55,000 SF)
Land	3 Acres; 130,680 SF
Year built	1985
Zoning	Industrial 1; FAR: .34
Real Estate Taxes 2025/2026	\$3.03 PSF or \$136,550.12
Construction	Masonry
Loading	2 Docks with levitators, 3 Drive in doors 12' W X 14' H
Sprinklers	Yes (fully)
Ceiling Height	17 ft Clear
Column Spacing	+/-25' X 40'
Power	1,200 amp/480 volts
Parking	100 Cars. Ratio: 2.26/1000 SF



An aerial photograph of an industrial park. A large, multi-section industrial building with a white roof and brown exterior walls is highlighted with a blue outline. The building is situated on a green lawn with several trees. To the left of the building is a parking lot filled with cars. To the right is another large industrial building with a white roof. In the background, there are more industrial buildings and a dense forest. A blue text box with white text is positioned above the highlighted building, with a line pointing to its roof.

171 Rodeo Drive - The Property



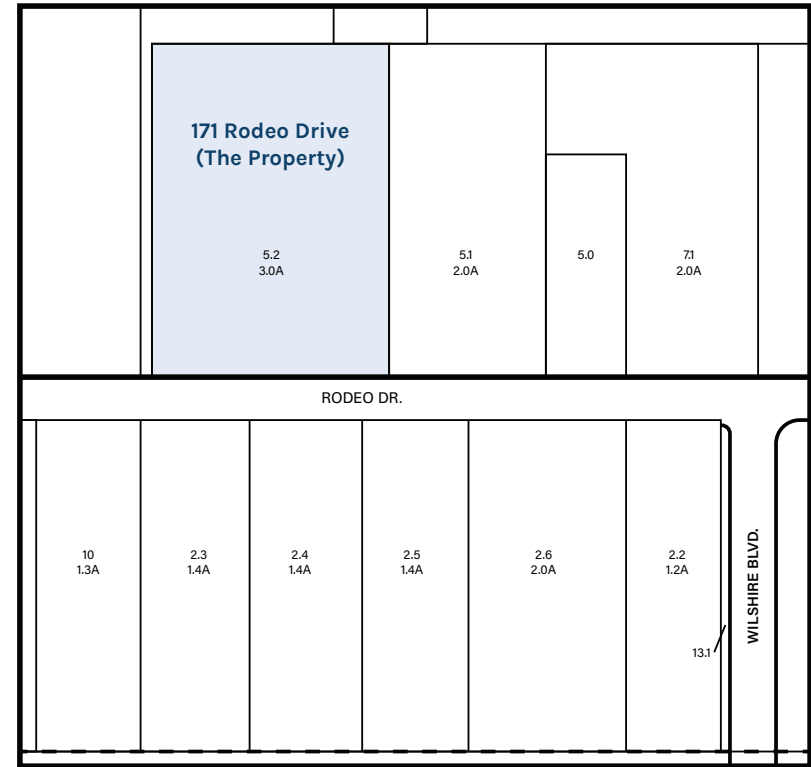
NEWMARK | 171 RODEO DRIVE INDUSTRIAL BUILDING

Site Description

The property is located on the east side of Rodeo Drive, approximately 480 feet north of, and across from, Wilshire Blvd, in the hamlet of Brentwood, Town of Islip, Suffolk County, New York. The subject is designated on the Suffolk County Tax Maps as follows: District 500, Section 133, Block 3, Lot 5.2. The site is rectangular in shape, with frontage of 307 feet along the east side of Rodeo Drive, extending to a depth of 425 feet. The site contains a total area of 130,680± Sq. Ft. or 3.0± Acres. The site is currently zoned "Industrial 1" District by the Town of Islip.

Estimated Site Area	130,680± Sq. Ft. or 3.0± acres
Shape/ Frontages	The parcel is rectangular in shape with adequate frontage along Rodeo Drive
Accessibility	Easily accessible to major highways and centrally located between the North and South Shores
Easements/Encroachments	Normal utility easements are in place
Topography	Generally, level and on road grade.
Flood Map Designation	According to the federal flood insurance rate map number 36103C0645H, Zone X, effective September 25, 2009, the site is not located in a flood zone
Census Tract	The subject property is located in Census Tract Number 1456.03
Adjacent Property Uses	Light Industrial. Flex and office
Ingress/Egress	Curb cuts along Rodeo Drive frontage
Parking	Ample onsite parking.

Tax Map



Rodeo Drive

171 Rodeo Drive - The Property

3 Drive-in Doors

2 Loading Docks

Approximately 100 Car Parking

Building Description

The site is improved with a 45,000± Sq. Ft., one story, detached, masonry industrial building, built on a slab, circa 1990's. It has 17± Clear ft. ceilings, 3 overhead doors, 2 loading docks and approximately 5,000+ Sq. Ft. of finished office. The building is owner occupied and in good condition.

Description of Improvements

Layout	The interior is set up as an industrial warehouse building with 10% office. The offices have open clerical areas and perimeter private offices. There are common area lavatories
Foundation	Poured concrete floor and poured and structural concrete footings
Exterior Walls	Brick and masonry block
Roof	The roof is steel joist and steel deck. Roof replaced in 2011
Windows	Casement type windows
Doors	Steel exit doors around building. Interior doors are wood. There are 3 overhead doors, 2 loading docks
Ceiling Height	+/-17 Clear feet

Interior Areas

Walls	Drywall and decorative covering. Full glass office fronts in office area
Ceilings	Office area has both an open ceiling and dropped acoustic tile grid system
Floors	Multiple flooring types are included throughout the building including: Carpet, Ceramic, or porcelain tiles, VCT and concrete
HVAC	The building is served by gas and electric package units: Six (6) Rheem Units; One (1) Trane Unit; Two(2) Daikin Units; plus One (1) Trane and One (1) Rheem unit that are not in use
Electrical System	1200 Amp single meter
Lavatories	There are four small bathrooms with standard finish for this type of building. Plus, one executive bathroom
Sanitary System	Sewer





495 Long Island Expy 495

231

Deer Park Ave



171 RODEO DRIVE

Suffolk COUNTY COMMUNITY COLLEGE

SUPPLY ONE PACKAGING ELEVATED

FOOD BAZAAR SUPERMARKET

TANGER OUTLETS DEER PARK

Calvin Klein SKECHERS COACH Brooks Brothers
 MILLER'S ALE-HOUSE Auntie Anne's Reebok Bath & Body Works Perfumes 4U
 CHARLEYS Starbucks BUBBA VILLAGE JD GAP
 Nathan's

Deer Park Station Long Island Rail Road
1 mile/4 mins 20 mins

SKY ZONE

7 ELEVEN

DUNKIN'

CVS pharmacy

La Niche Familia Deli Paquetes & Papasitos

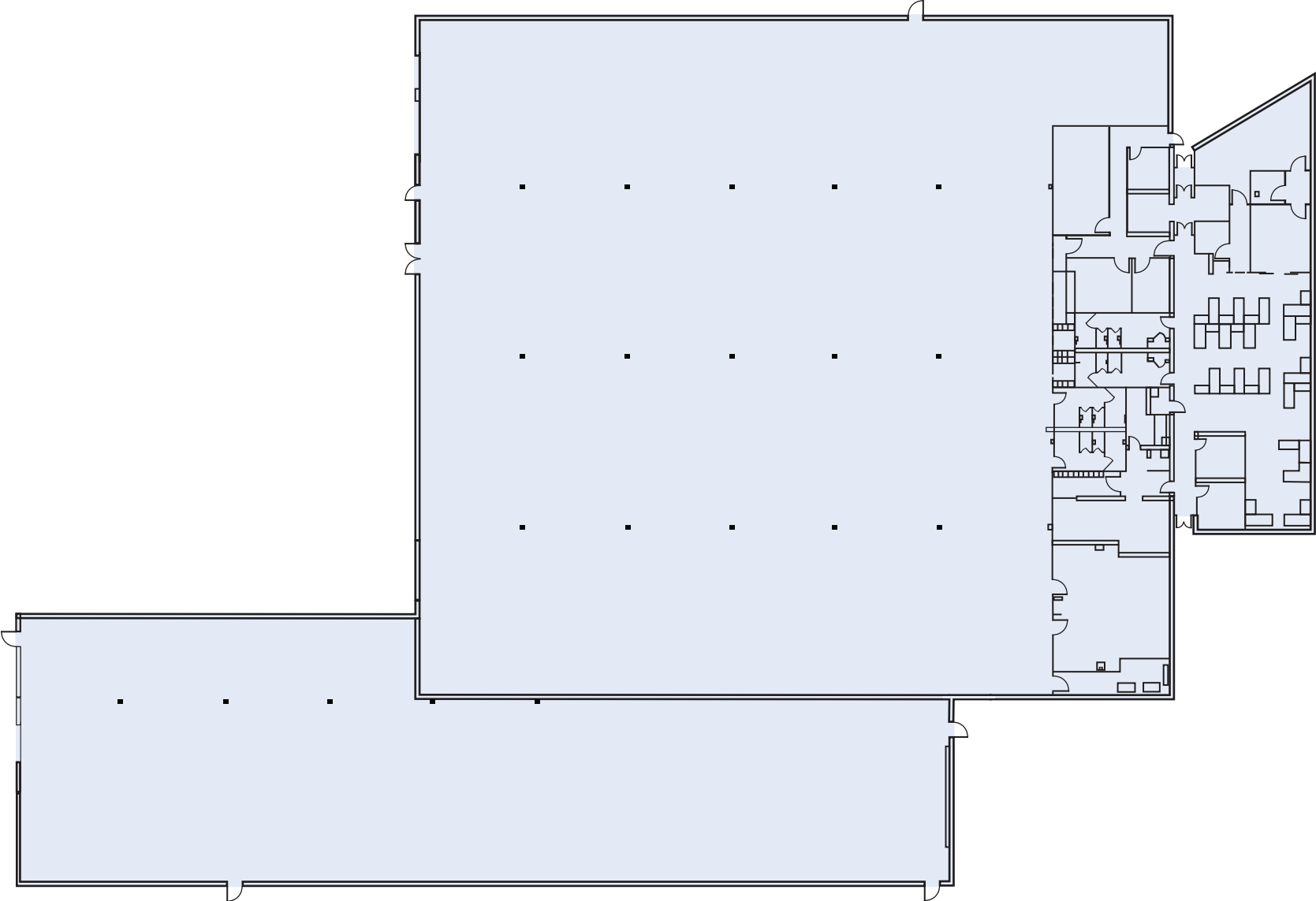
THE FORKLIFT TRAINER

AMR A Global Medical Response Solution

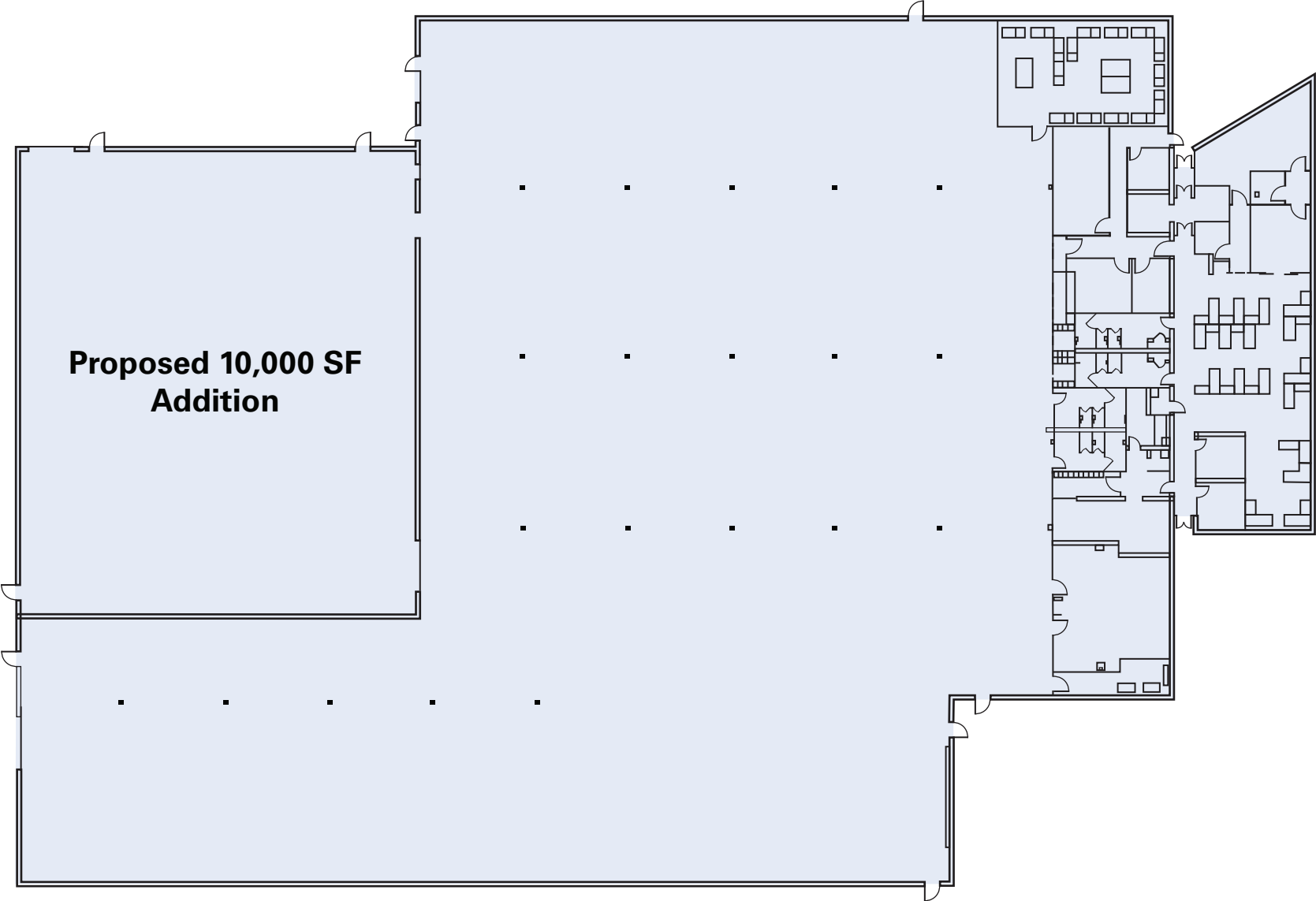
GREAT SOUTH BAY BREWERY

Sagitkos State Pkwy

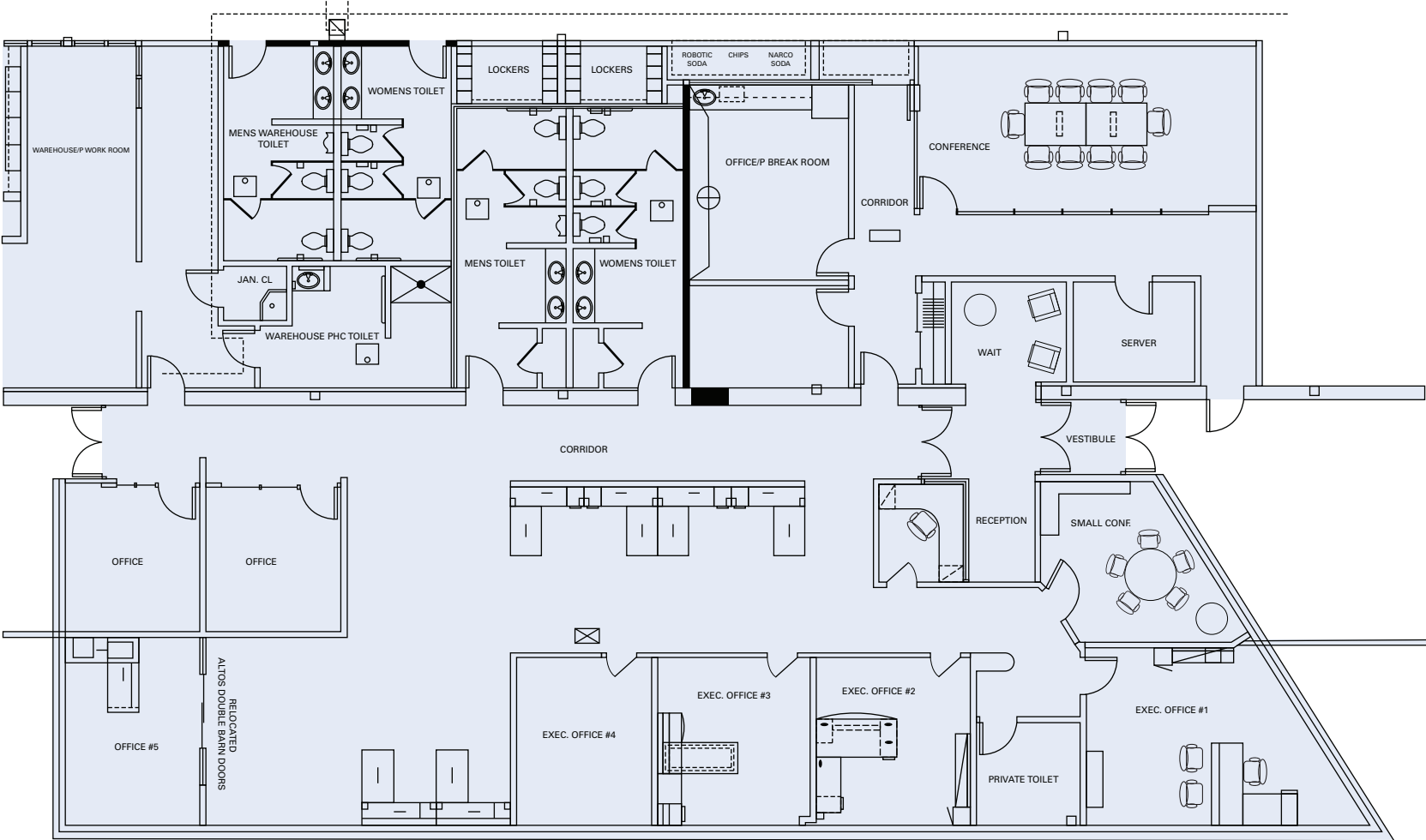
Full Building Floor Plan



Full Building Floor Plan (Includes Proposed 10,000 SF Addition)



Floor Plan – Office Section



171

RODEO DRIVE

BRENTWOOD, NEW YORK

45,000 SF

Single Story Class A,
Industrial building

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