

# 185 Marine St.

FARMINGDALE, NEW YORK

FOR LEASE | 10,000 SF INDUSTRIAL BUILDING

 **PREMIER**  
COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*



# FOR LEASE

## 10,000 SF Industrial Unit in Farmingdale

**FOR INFORMATION CONTACT EXCLUSIVE BROKER:**

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## PROPERTY SPECIFICATIONS:

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



## 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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