

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** SALE OPPORTUNITY

# 60 EXECUTIVE BOULEVARD

FARMINGDALE, NEW YORK

AVAILABLE IMMEDIATELY

±43,000 SF INDUSTRIAL FLEX MEDICAL LABORATORY RESEARCH & DEVELOPMENT  
AVAILABLE | FOR SALE



CUSHMAN &  
WAKEFIELD

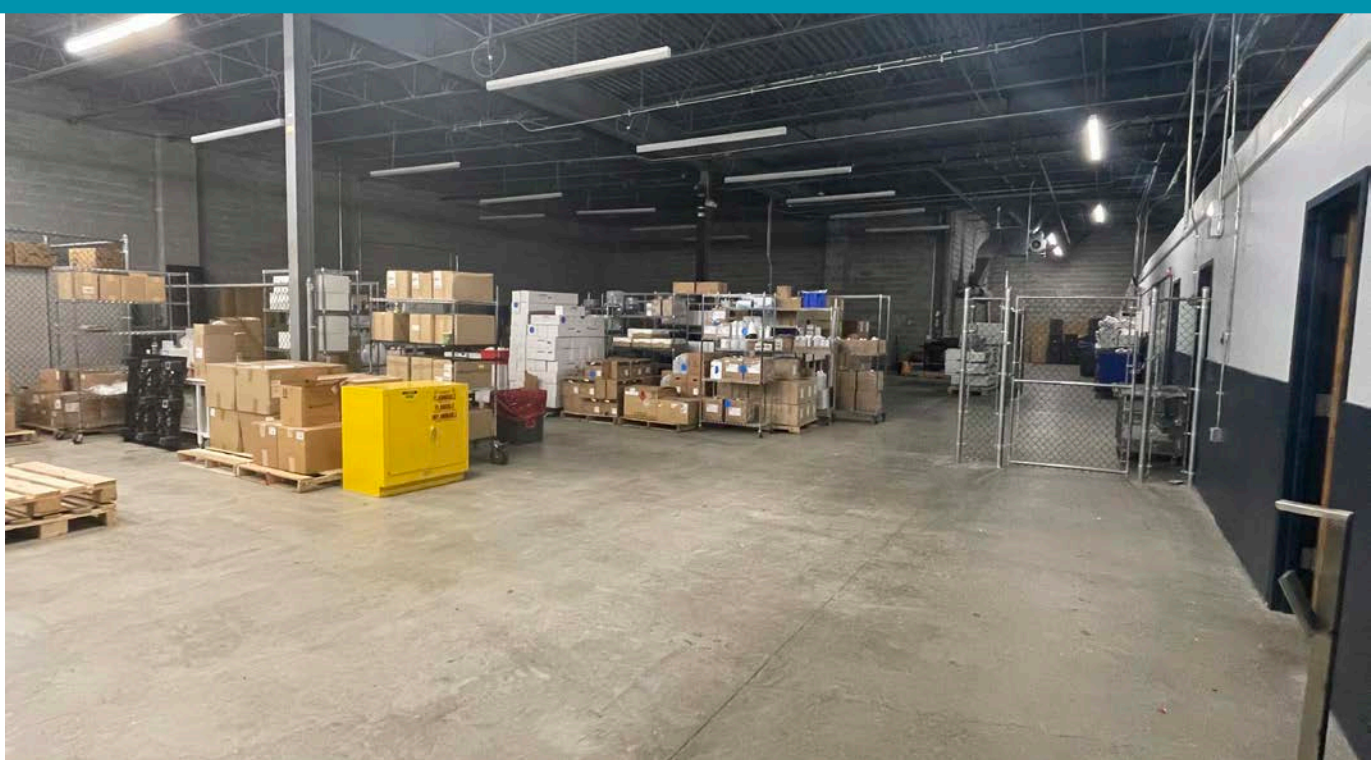
# PROPERTY OVERVIEW

<b>POSSESSION:</b>	Immediate
<b>TOTAL BUILDING SIZE:</b>	± 43,000 SF
<b>ACCESSORY BUILDING:</b>	± 2,250 SF
<b>LOT SIZE:</b>	2.66 Acres
<b>OFFICE/ LAB / R&amp;D SPACE:</b>	± 30,000 SF
<b>WAREHOUSE SPACE:</b>	± 13,000 SF
<b>CLEAR HEIGHT:</b>	16'
<b>LOADING DOCKS:</b>	2 Exterior
<b>POWER:</b>	2,400 amps, 208 volts, 3 phase
<b>CAR PARKING:</b>	164 Spaces (4.40 stalls per 1,000 SF)
<b>SEWERED:</b>	Yes
<b>ZONING:</b>	Industrial G "Town Of Babylon"
<b>REAL ESTATE TAXES:</b>	\$3.65 PSF
<b>PRICING:</b>	Upon Request

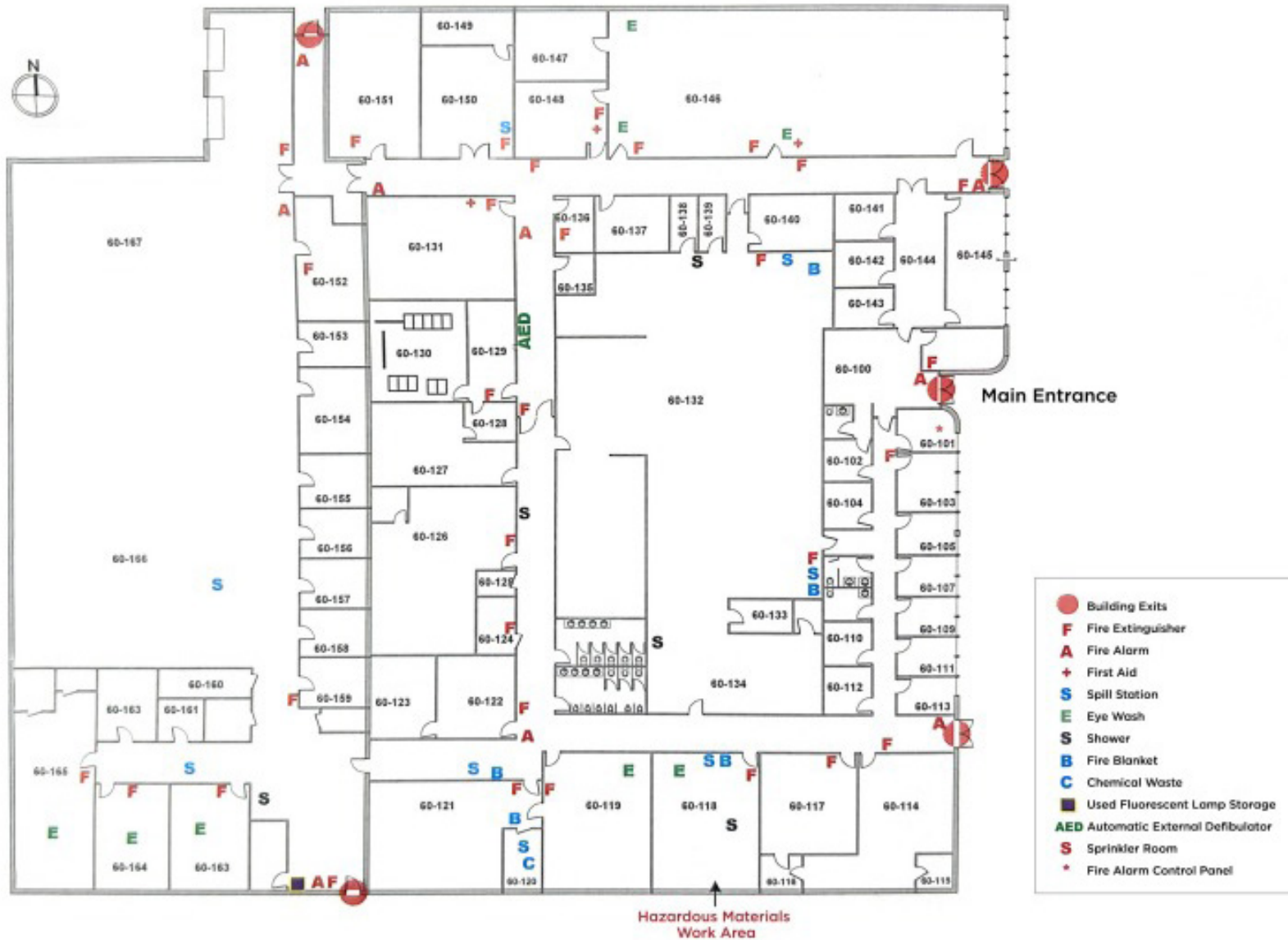
## PROPERTY HIGHLIGHTS

- Fully Air Conditioned Facility
- Two (2) Back-Up Generators
- Floor Drains
- Recently update HVAC with HEPA & UV filtering
- Situated in a planned industrial park
- Former Medical/ Clinical Laboratory





# EXISTING FLOOR PLAN



- Building Exits
- F Fire Extinguisher
- A Fire Alarm
- + First Aid
- S Spill Station
- E Eye Wash
- S Shower
- B Fire Blanket
- C Chemical Waste
- Used Fluorescent Lamp Storage
- AED Automatic External Defibrulator
- S Sprinkler Room
- ★ Fire Alarm Control Panel

# CONCEPTUAL FLOOR PLAN



# INDUSTRIAL FLEX FACILITY AVAILABLE FOR SALE

60 EXECUTIVE BOULEVARD  
FARMINGDALE, NY



FOR MORE INFORMATION,  
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