

118 Allen Blvd

Farmingdale NY 11735



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Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

The Owner and Tripoint Real Estate expressly reserve the right, at their sole discretion, to reject any or all offers, to terminate negotiations with any party at any time, to negotiate with one or more prospective purchasers simultaneously, and to withdraw the property from the market without notice. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. In no event shall any prospective purchaser have any claim against the Owner, Tripoint Real Estate, or any of their respective affiliates, officers, owners, shareholders, employees, or agents for any damages, liability, or causes of action arising from this solicitation process or the marketing or sale of the property. The terms and conditions set forth herein apply to this Offering Memorandum in its entirety. Any photographs, renderings, maps, or visual depictions contained herein are provided for illustrative purposes only and may not reflect current conditions.

EXECUTIVE SUMMARY

Tripoint Real Estate is pleased to present the opportunity to lease $\pm 9,500$ SF of industrial space located at 118 Allen Boulevard in East Farmingdale. The property features a functional layout well-suited for a variety of industrial users, offering approximately $\pm 24'$ clear heights, one drive-in door, one loading dock, and gas heat.

Strategically positioned within one of Long Island's most active industrial corridors, the property benefits from immediate access to Route 110 and close proximity to the Long Island Expressway (I-495), Southern State Parkway, and Northern State Parkway.



PROPERTY SUMMARY

Available Space:	$\pm 9,500$ SF
Clear Height:	$\pm 24'$
Drive In:	1
Loading Dock:	1
Heat:	Gas
Lease Price:	Inquire

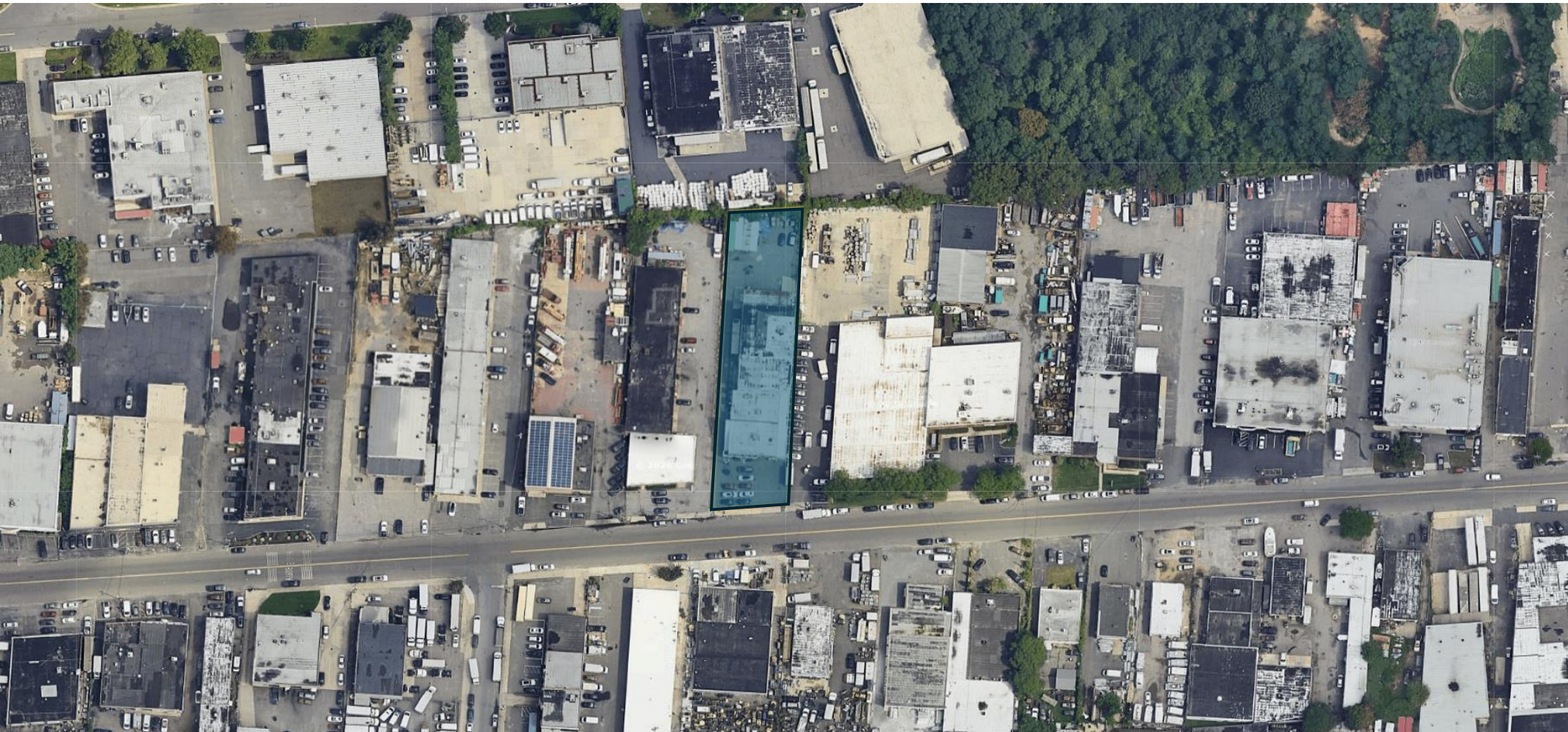
ADDITIONAL DETAILS

Zoning:	Industrial
Town:	Babylon
County:	Suffolk
Market:	Long Island (New York)

NEIGHBORHOOD OVERVIEW

118 Allen Blvd– Farmingdale, NY 11735

The property benefits from **exceptional regional connectivity**, with immediate access to **Route 110**, one of Long Island's primary north-south arterials, as well as proximity to the **Long Island Expressway (I-495)**, **Southern State Parkway**, and **Northern State Parkway**. This central location allows for efficient distribution across **Nassau and Suffolk Counties**, as well as convenient access to New York City.



Property Photographs



Property Photographs



Property Photographs



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Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.