

OFFERING MEMORANDUM

75 Broadhollow Rd | Farmingdale, New York 11735

FOR SALE OR FOR LEASE



Commercial



PROPERTY SUMMARY

75 Broadhollow Rd | Farmingdale, New York 11735



Property Highlights

- 21,214 SF building ideal for Industrial and Retail / Showroom
- Zoned G Industry Light for versatile industrial use
- Strategically located on Route 110
- Convenient access for transportation and logistics
- Premier Traffic Counts- 50,000 + Vehicles Per Day
- High visibility signage
- Zoning Link ----> <https://ecode360.com/6811220#34214335>
- Can be Delivered Vacant

Offering Summary

Sale Price:	\$5,400,000
Lease Rate:	\$20 PSF NNN
Building Size:	21,214 SF
Year Built:	1962
Year Renovated:	2023
Lot Size:	0.97 Acres

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

PROPERTY DETAILS

75 Broadhollow Rd | Farmingdale, New York 11735

Sale Price

\$5,400,000

Lease Rate

\$20 PSF NNN

Location Information

Street Address	75 Broadhollow Rd
City, State, Zip	Farmingdale, NY 11735
County	Suffolk
Township	Babylon

Building Information

Building Size	21,214 SF
Loading	1 Drive In
Power	600 Amps
Ceiling Height	12' Clear
HVAC	Fully
Heating	Gas
Sprinklered	Fully
Year Built	1962

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	G Industry Light
Lot Size	0.97 Acres
APN #	0100-095.00-02.00-012.009
Taxes	\$71,799.43
Sanitary	Sewers
Parking	37 Spaces

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

LEASE SPACES



75 Broadhollow Rd | Farmingdale, New York 11735

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Available Space:	10,000 SF - 21,214 SF	Lease Rate:	\$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
75 Broadhollow Rd	Available	10,000 - 21,214 SF	NNN	\$20.00 SF/yr	-

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

BUILDING FLOOR PLAN

75 Broadhollow Rd | Farmingdale, New York 11735



Exclusively represented by:

Michael Gronenthal

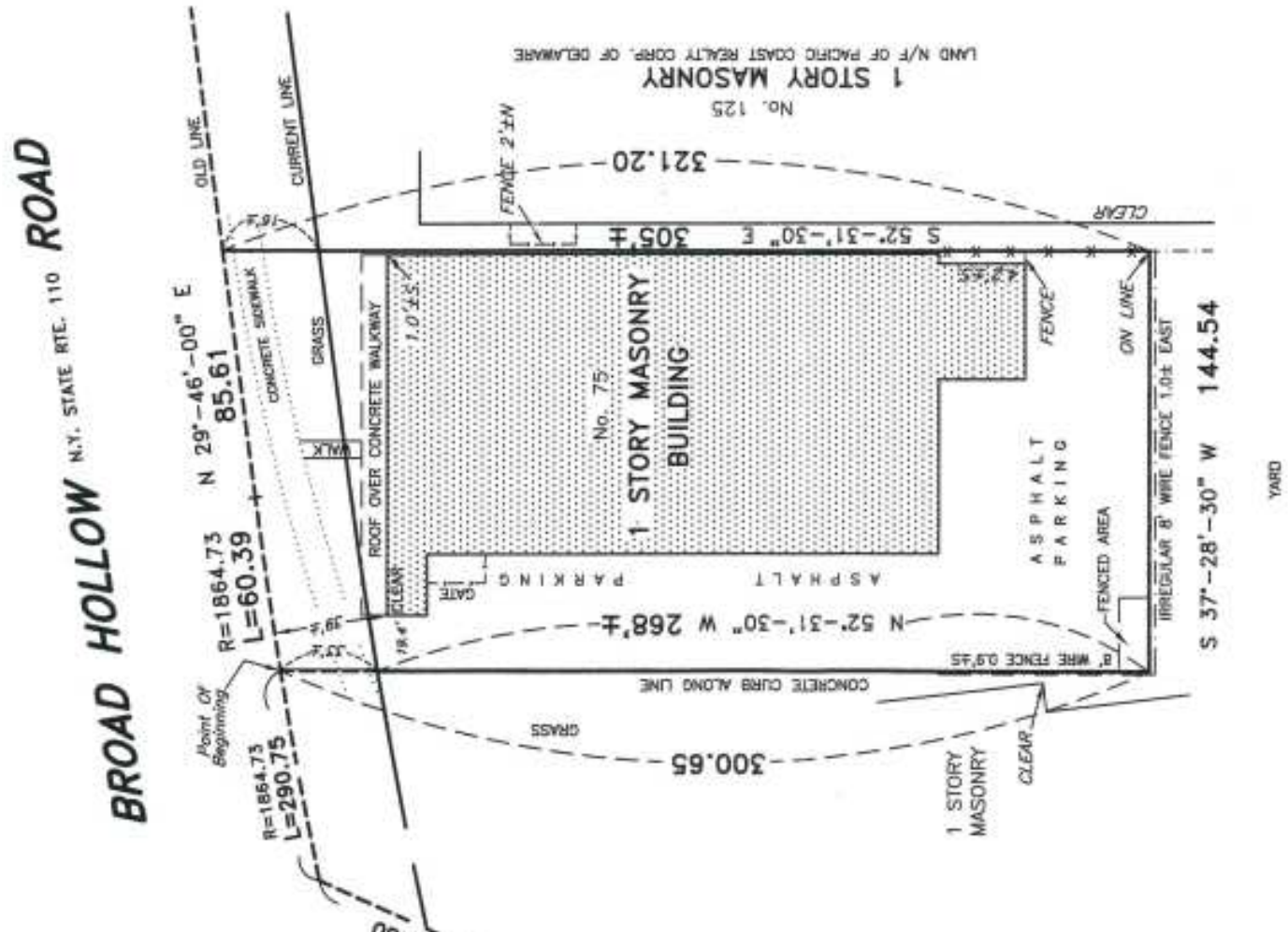
Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

ADDITIONAL PHOTOS

75 Broadhollow Rd | Farmingdale, New York 11735



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

ADDITIONAL PHOTOS

75 Broadhollow Rd | Farmingdale, New York 11735



Exclusively represented by:

Michael Gronenthal

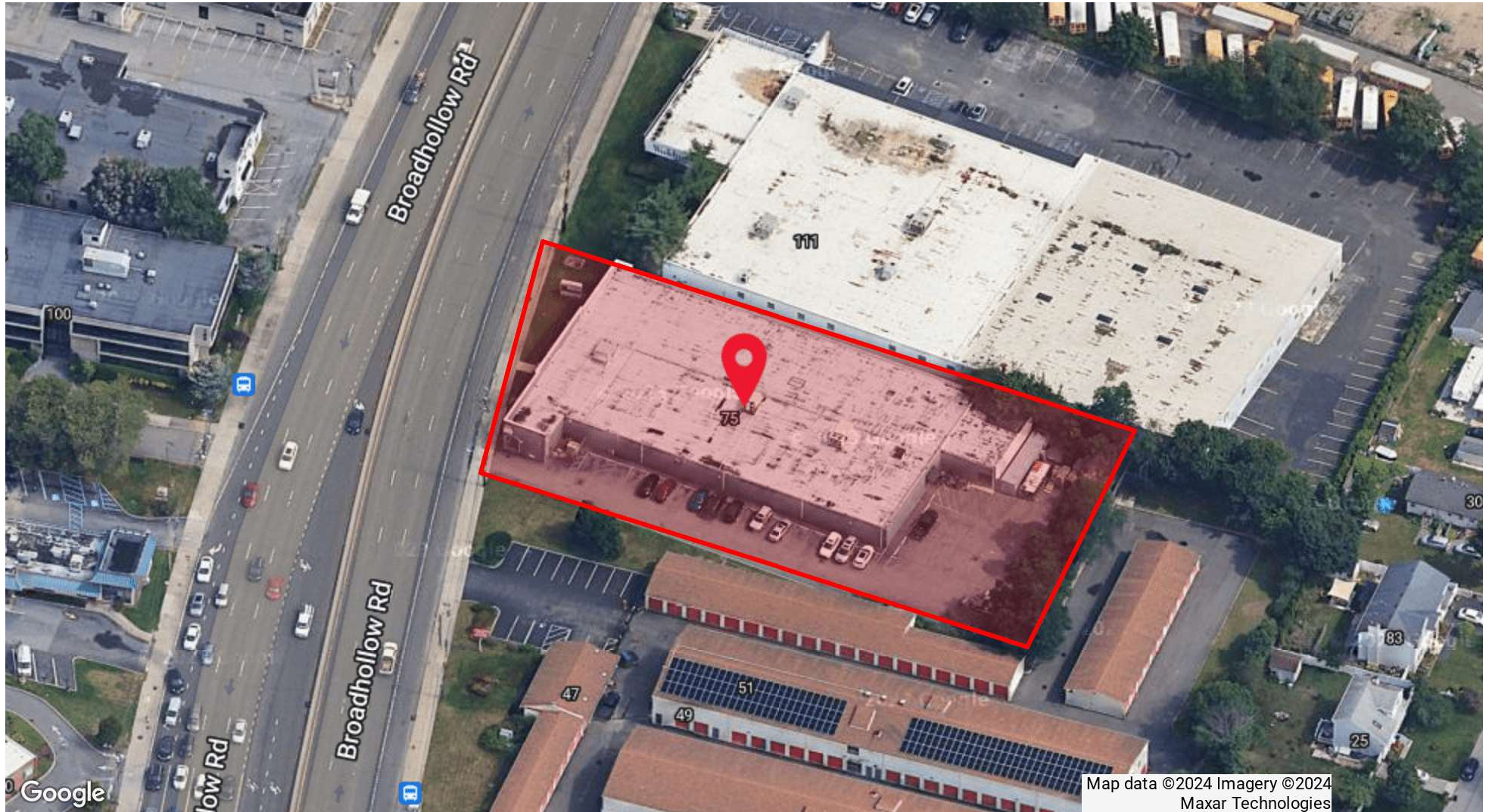
Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

AERIAL MAP

75 Broadhollow Rd | Farmingdale, New York 11735



Exclusively represented by:

Michael Gronenthal

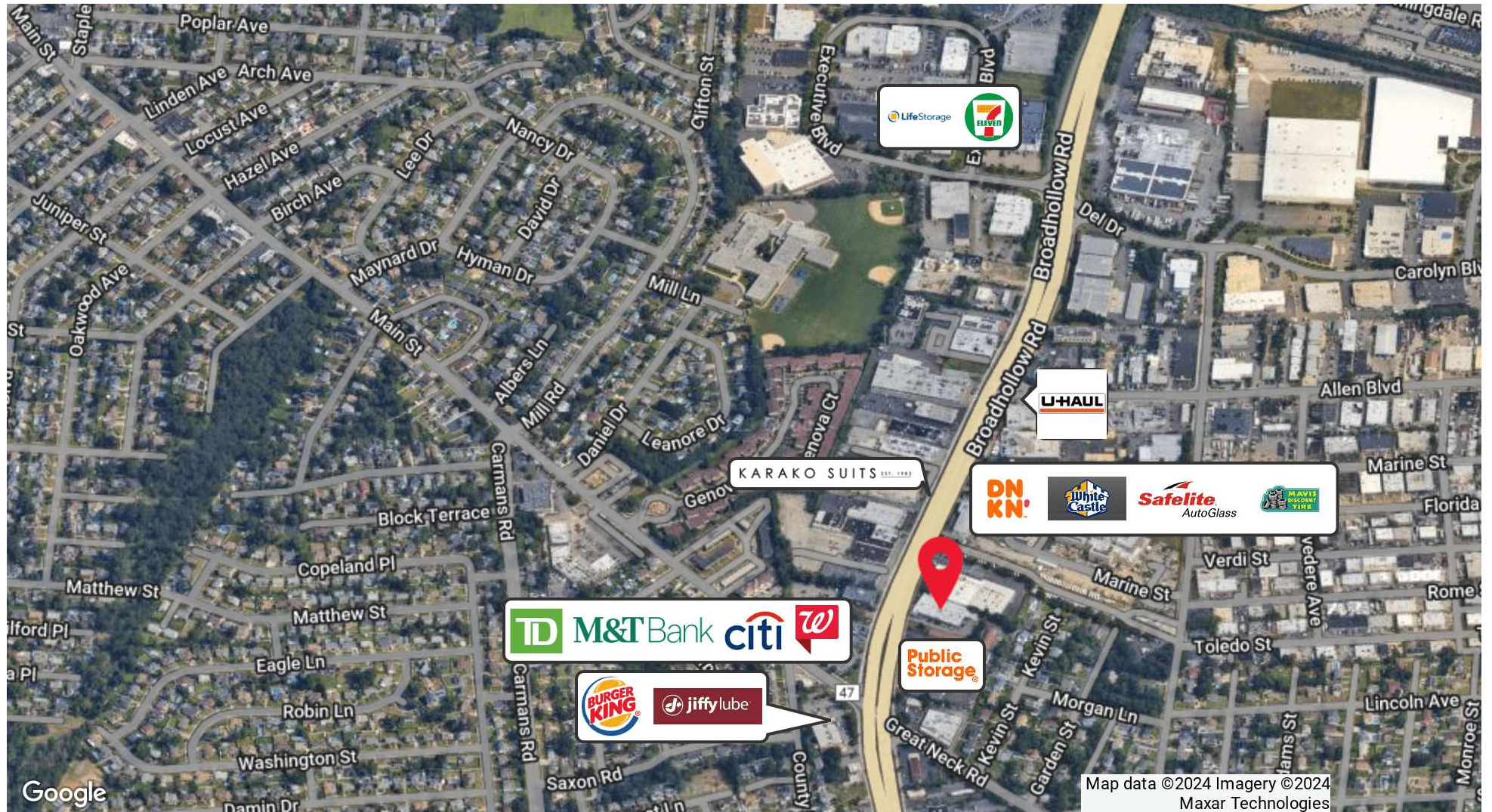
Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

RETAILER MAP

75 Broadhollow Rd | Farmingdale, New York 11735



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

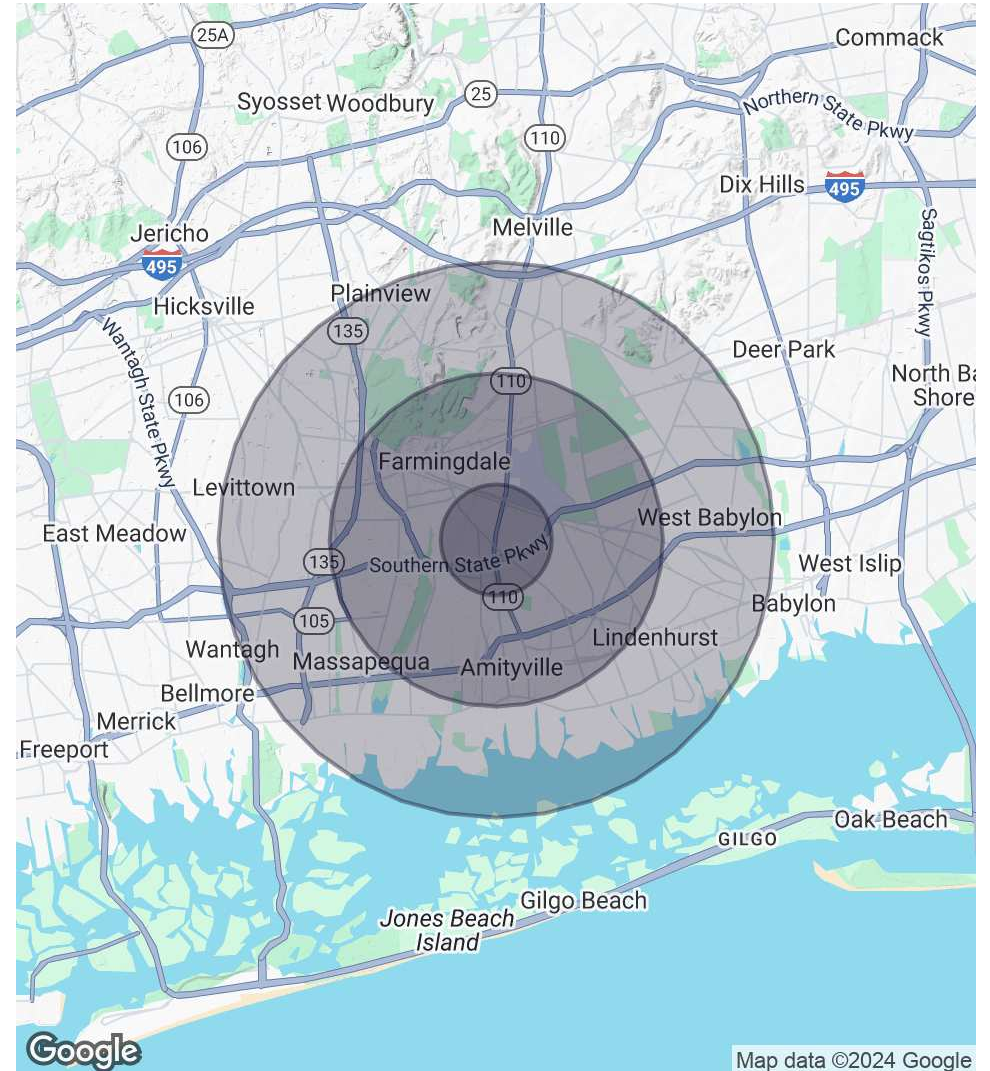
DEMOGRAPHICS MAP & REPORT

75 Broadhollow Rd | Farmingdale, New York 11735

Population	1 Mile	3 Miles	5 Miles
Total Population	15,977	140,599	360,621
Average Age	41.1	41.5	42.4
Average Age (Male)	39.4	39.7	40.7
Average Age (Female)	43.2	43.5	44.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,349	48,545	124,904
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$114,634	\$120,216	\$128,562
Average House Value	\$407,435	\$421,941	\$447,476

2020 American Community Survey (ACS)



Exclusively represented by:

Michael Gronenthal

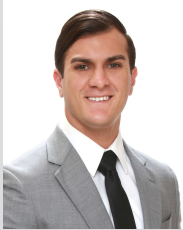
Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

75 Broadhollow Rd | Farmingdale, New York 11735

EXCLUSIVELY REPRESENTED BY:



Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789

Email: michael.gronenthal@elliman.com



JT Famularo

Licensed Real Estate Salesperson

516.471.6578

Email: john.famularo@elliman.com



Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.