

OFFERING SUMMARY

| | |
|---------------|---|
| Lease Rate: | \$14 PSF NNN |
| Available SF: | 54,750 SF |
| Office: | 13% to 27% +/- |
| Loading: | 6 Docks 1 Drive-In Door |
| Power: | 2,500 Amps 120/208 Volts Three Phase |
| Ceiling: | 17.5' + Clear |
| Sprinklers: | Full |
| HVAC: | Full Air Conditioning |
| Parking: | Ample |
| Lot Size: | 3.10 Acres |
| Sewers: | SCSD #14 |

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer a free standing industrial building for lease. Ideal for warehouse and distribution, manufacturing or research and development.

Sherwood Corporate Center is located at the northwest corner of Sunrise Highway and Nicolls Road (Rt 97) and is minutes away from the Long Island Expressway and 4 miles from Long Island MacArthur Airport (ISP).

Holbrook, NY offers a prime location for Industrial and R&D tenants seeking a dynamic community with convenient amenities. Situated in Suffolk County, Holbrook provides easy access to major transportation routes and industrial parks, making it an ideal hub for business operations. Nearby, tenants can explore Patchogue Village and Main Street in Sayville with its diverse dining options, retail centers, and recreational activities.

PROPERTY HIGHLIGHTS

- Modern and Professionally Maintained Building
- Professional and Attractive Interior and Exterior Finishes
- Office Space 7,300 to 15,00 SF +/-

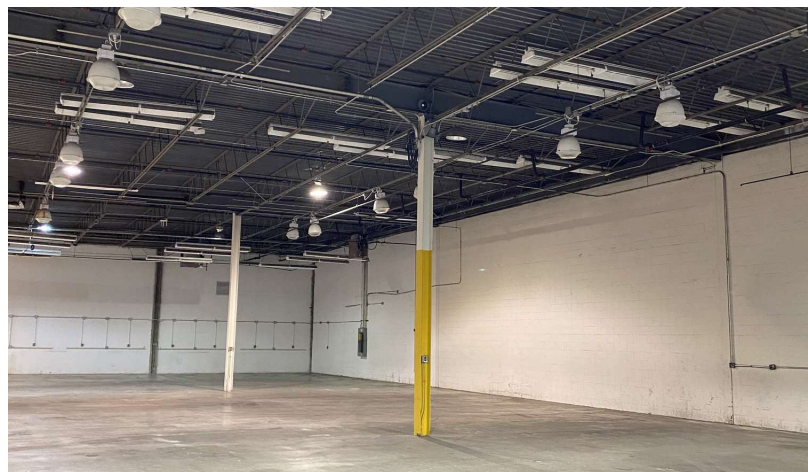
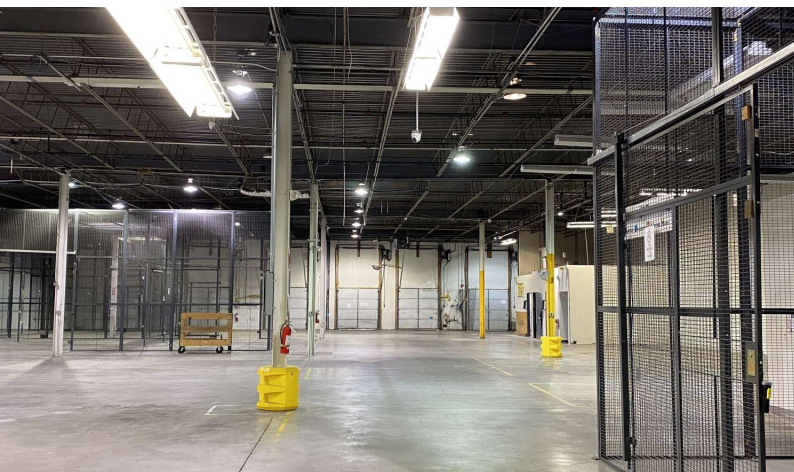
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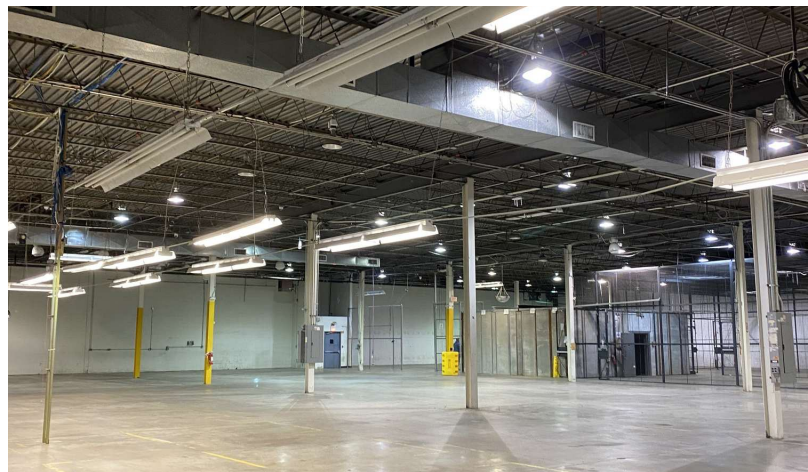
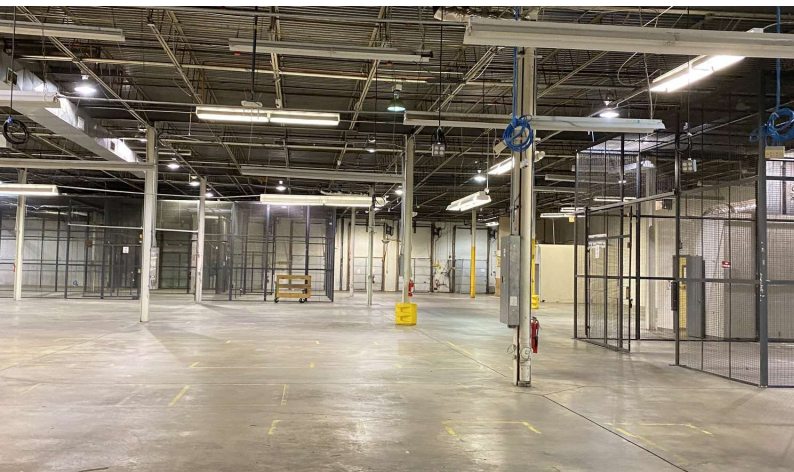
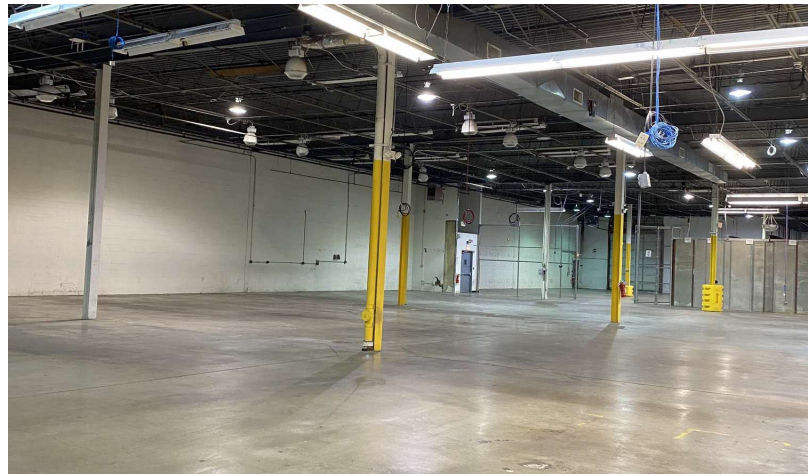
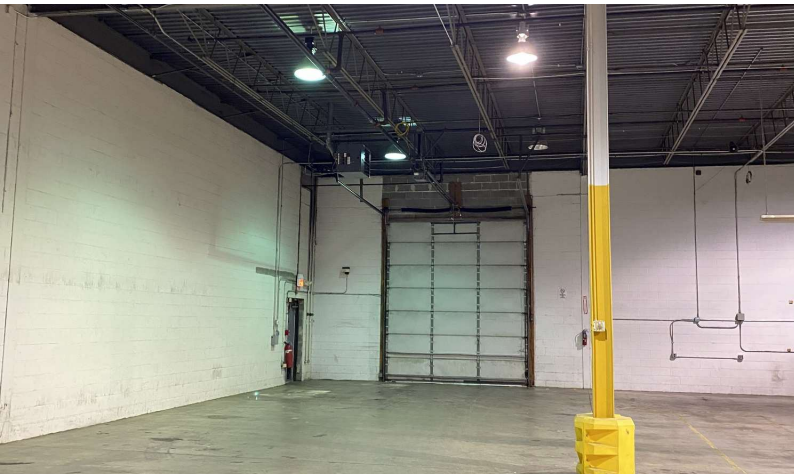
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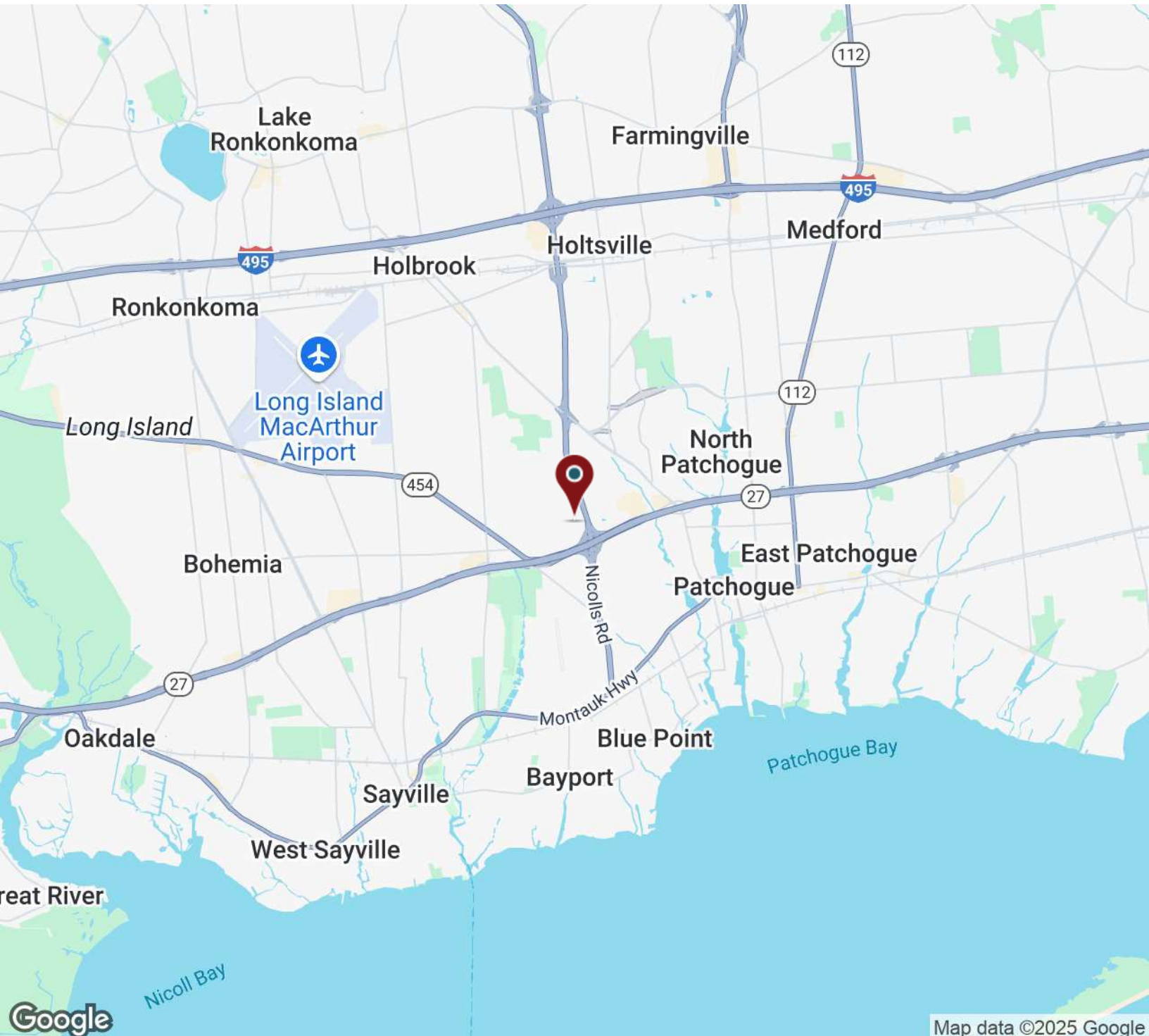
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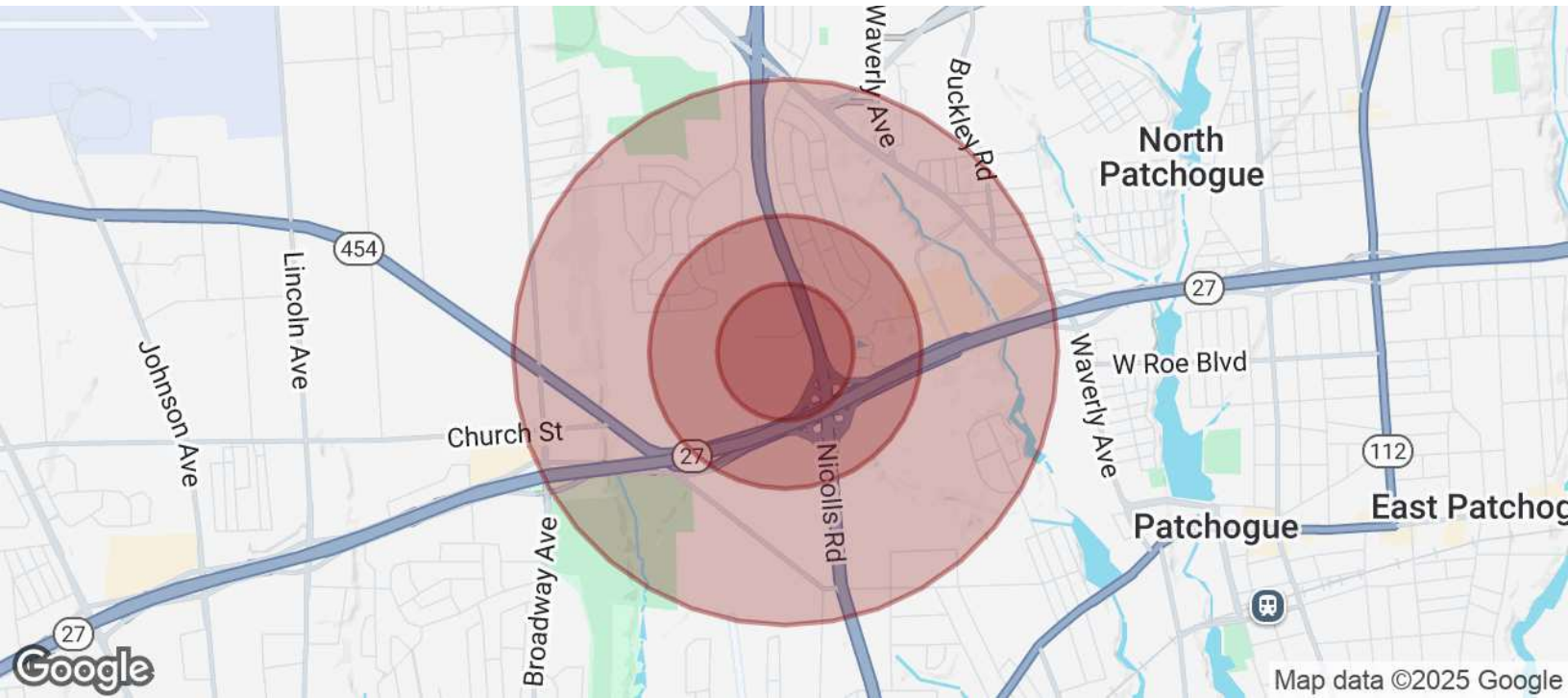
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 576 | 2,320 | 9,112 |
| Average Age | 35.7 | 41.6 | 42.9 |
| Average Age (Male) | 33.9 | 40.0 | 41.6 |
| Average Age (Female) | 39.4 | 44.5 | 45.1 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 261 | 1,034 | 3,805 |
| # of Persons per HH | 2.2 | 2.2 | 2.4 |
| Average HH Income | \$99,945 | \$102,581 | \$108,764 |
| Average House Value | \$417,534 | \$428,063 | \$412,487 |

2020 American Community Survey (ACS)

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