

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

COUNTY LINE IOS

1330 BROADHOLLOW ROAD, FARMINGDALE NY



FULLY APPROVED 19.07 ACRE IOS OPPORTUNITY | AVAILABLE FOR LEASE



THE OFFERING







As exclusive agent, Cushman & Wakefield’s Long Island Industrial Advisory Team is pleased to offer **County Line IOS** for sale, located at 1330 Broadhollow Road in Farmingdale, New York for lease. This fully approved IOS development will total up to 65,000 square feet in three low-coverage buildings and 461,714 SF of surface space for fleet parking and equipment storage, among other uses.

County Line IOS has recently obtained full approvals following a multi-year rezoning and entitlement process. The site’s scale and shovel-ready condition position it for immediate development and occupancy within the highly competitive Long Island IOS market. With vacancy rates under 1%

and land rents surpassing \$5.75 PSF, IOS assets on Long Island continue to outperform traditional W/D product, supported by diminishing land supply, highly restrictive zoning, population increases, and the continued rise of e-commerce fleet users.

County Line IOS’s high-visibility location (75,100 VPD) sits within Long Island’s premier distribution corridor along the Nassau and Suffolk county border. Positioned to serve one of the most densely populated regions in North America, the site offers momentary access to the LIE, Route 135, and the Northern / Southern State Parkways—enabling efficient delivery to more than 16.2 million consumers within a 90-minute drive.

DEVELOPMENT SNAPSHOT

 19.07 Acres Total Acreage (Divisible)	 65,000 Building SF + 461,714 IOS SF Breakdown
 7.80% Building Coverage %	 Shovel Ready Full Entitlements Received
 3 # of Approved Buildings	 Route-110, LIE (I-495), Northern / Southern State Pkwy Access

PROPERTY DESCRIPTION



ADDRESS:
1330 Broad Hollow Road,
Farmingdale NY



APPROVAL STATUS:
Fully Approved



OF BUILDINGS:
3



LOADING POSITIONS:
A: 13, B:0, C: 3



ZONING:
G / Industrial



LEASEABLE AREA (SF):
65,000 SF (Building) +
461,714 SF (IOS)



PARKING:
97 car parking
23 loading spaces
32 13.5x75' spaces
117 12 x 60' spaces



BUILDING HEIGHTS:
A: 28', B&C: 27'
**Maximum height per
approvals*



POWER:
A: 1,200 Amps, B: 400
Amps, C: 1,200 Amps
** Per load letter*



FLOOD ZONE:
Zone X (Outside of
500 year flood zone)

CONKLIN STREET

EAST CARMANS ROAD

ACCESS
INGRESS/EGRESS

ACCESS
INGRESS/
EGRESS

BROADHOLLOW ROAD

19.07 Acres

**19.26 acres including 0.19
acres being dedicated for road
widening as detailed on page 7*

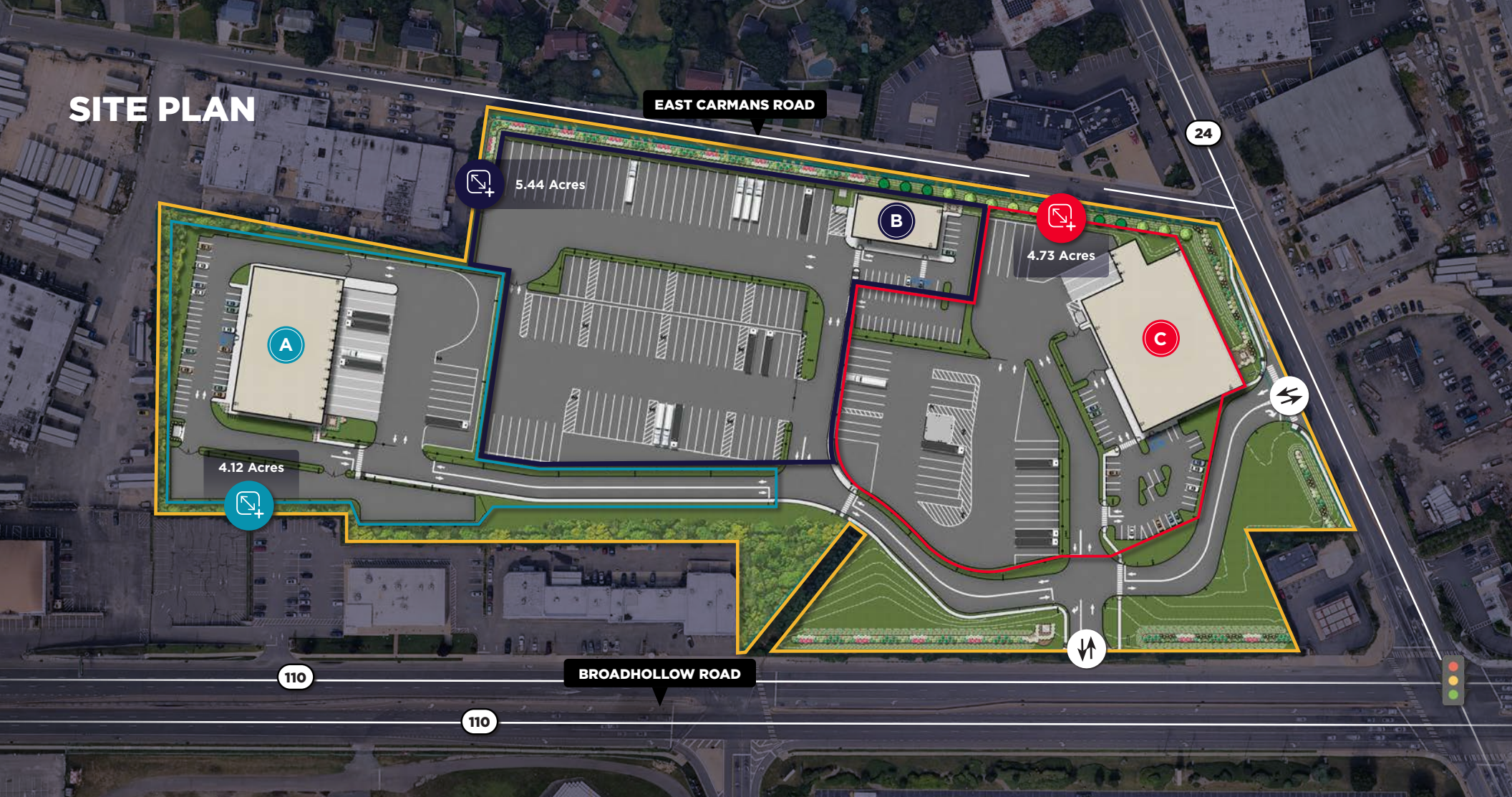


ACCESS:
Trucks and heavy
vehicles are not
permitted to exit the
site right out onto
Route 110 or left out
onto Conklin Street .
Vans and passenger
vehicles do not have
any restrictions.



G - ZONING PERMITTED USES:
Approved for vehicle/equipment
storage & parking along with
industrial uses within the three
buildings. Materials storage is
approved in designated areas. To
expand material storage areas,
applicant will need to submit a
tenant-specific materials storage
plan to Planning Department.

SITE PLAN



MULTI-TENANT BREAKDOWN & ASSUMPTIONS

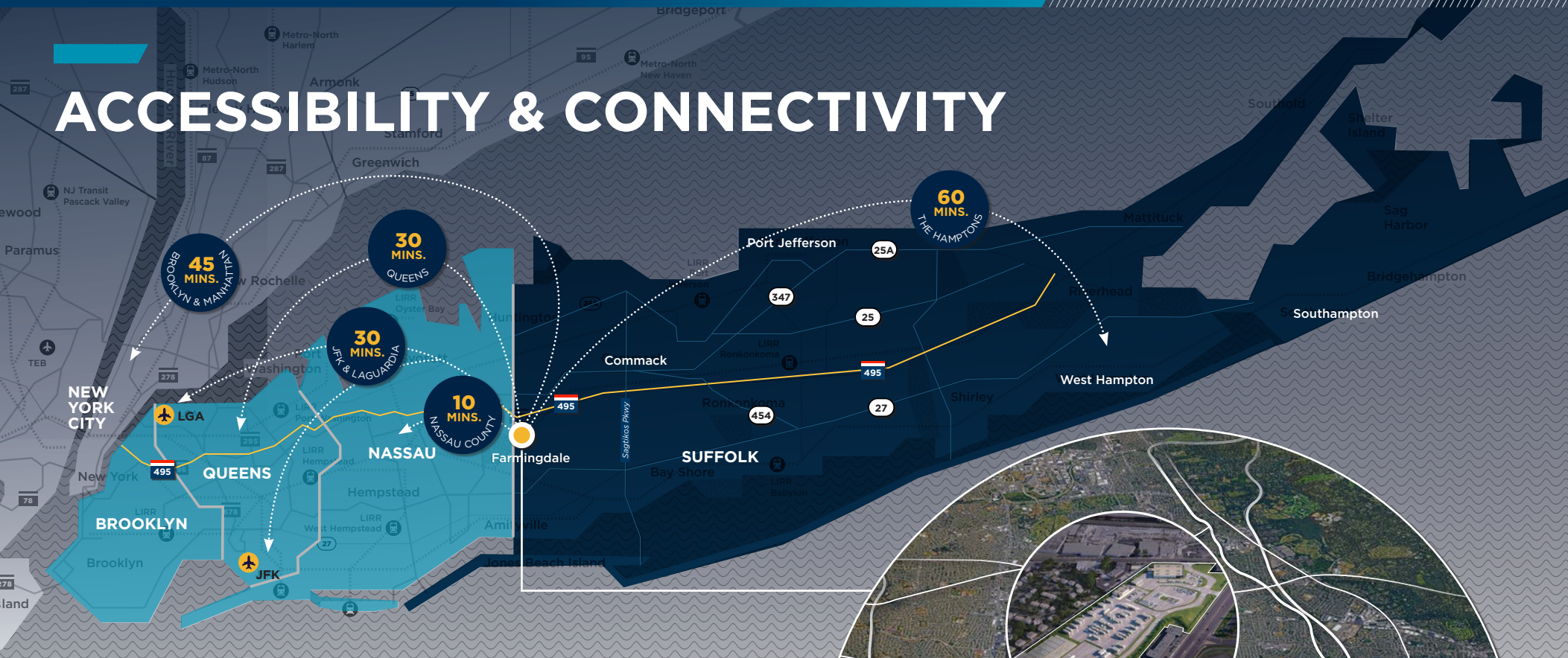
	Total Parcel Area		Leasing Area	
	Acres	SF	Leasable Area	Outdoor Storage
			SF	SF
Tenant A	4.12	179,467	25,000	115,666
Tenant B	5.44	236,966	7,000	197,135
Tenant C	4.73	206,039	33,000	148,913
Common Area	4.78	208,217	-	-
Total	19.07	830,689	65,000	461,714

(1) Leasable area includes all paved & concrete areas shown/outlined above



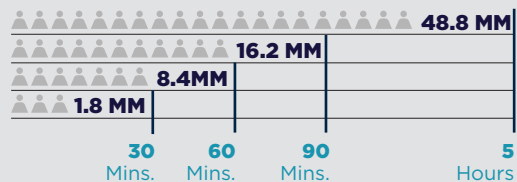
FLEET REPAIR SITE PLAN

ACCESSIBILITY & CONNECTIVITY



County Line IOS offers immediate access to 11.7 Million of the United States' most wealthy consumers within a 90-minute drive. The property is located less than 3 miles south of the Long Island Expressway (LIE) for efficient access to JFK International (JFK), LaGuardia Airport (LGA) and the outer NYC boroughs. The property also serves a dense and affluent local Suffolk /Nassau County demographic with 2.9 million high income consumers.

DRIVE TIME POPULATIONS



HIGH INCOME & DENSE CONSUMER BASE

	Population	AHHI
Suffolk County	1,523,936	\$160,817
Nassau County	1,392,402	\$178,317
Queens	2,400,709	\$106,967
Brooklyn	2,723,622	\$110,638
Total	8,040,669	\$130,772



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

COUNTY LINE IOS

1330 BROADHOLLOW ROAD, FARMINGDALE NY

FOR QUESTIONS ON LEASING

FRANK FRIZALONE, SIOR

+1 631 425 1242

frank.frizalone@cushwake.com

NICHOLAS GALLIPOLI

+1 631 425 1217

nickg@cushwake.com

THOMAS DELUCA

+1 631 425 1213

thomas.deluca@cushwake.com

JOHN GIANNUZZI

+1 631 425 1228

john.giannuzzi@cushwake.com

DAVID FRATTAROLI

+1 516 859 6396

david.frattaroli@cushwake.com

AUSTIN FITZPATRICK

+1 631 655 2789

austin.fitzpatrick@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.