

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr PSF NNN
Available SF:	8,849 +/- SF
Lot Size:	3.22 Acres
CAM:	\$1.72 PSF
Taxes:	\$2.40 PSF
Loading:	Two 14' Drive-In Doors
Ceiling:	16' Clear
Power:	Two 200 AMP 3-Phase Electric Services
Sewers:	Suffolk County
Sprinklers:	Yes
Zoned:	Light Industrial L1

PROPERTY OVERVIEW

Sherwood Corporate Center has a campus environment with direct access to Sunrise Highway, Veterans Memorial Highway and Nicolls Road and conveniently situated just 2 miles from the LIE.

Unit 101-8 is 8,849 SF and is ideal for Warehouse and Distribution, Light Manufacturing or Research and Development. The space offers a flexible layout that can be tailored to fit a new tenant, four bathrooms, two 14' drive-in Doors, two 200 AMP 3-Phase Electric Services, and LED lighting throughout.

LOCATION OVERVIEW

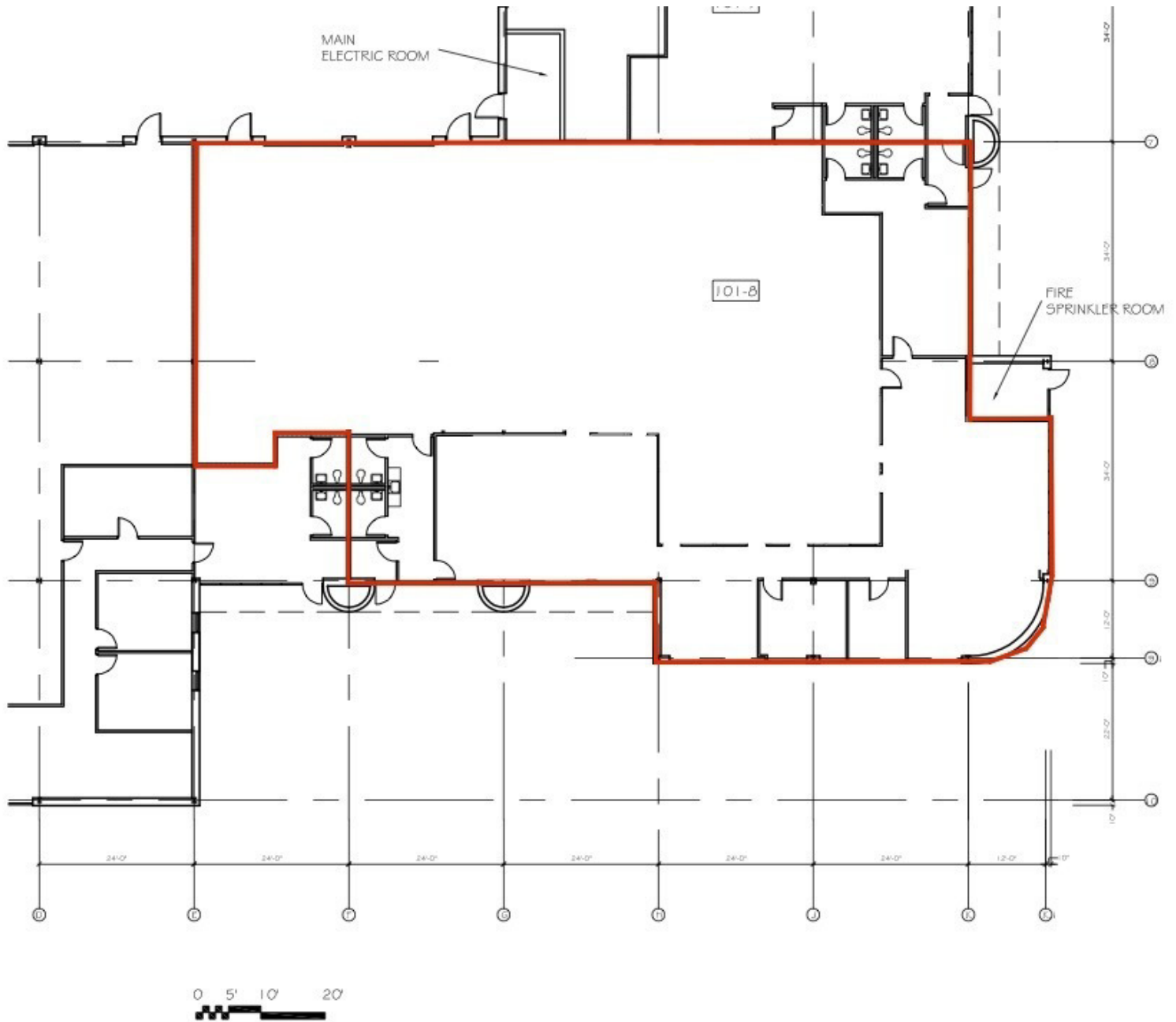
Sherwood Corporate Center is located in at the northwest corner of Sunrise Highway and Nicolls Road and is minutes from the Long Island Expressway.

SPACES	LEASE RATE	SPACE SIZE
101-8	\$13.00 SF/yr	8,849 SF

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FLOOR PLAN

Floor Plan can be modified to suit Tenant's needs.

SCALE 1/16" = 1'-0"

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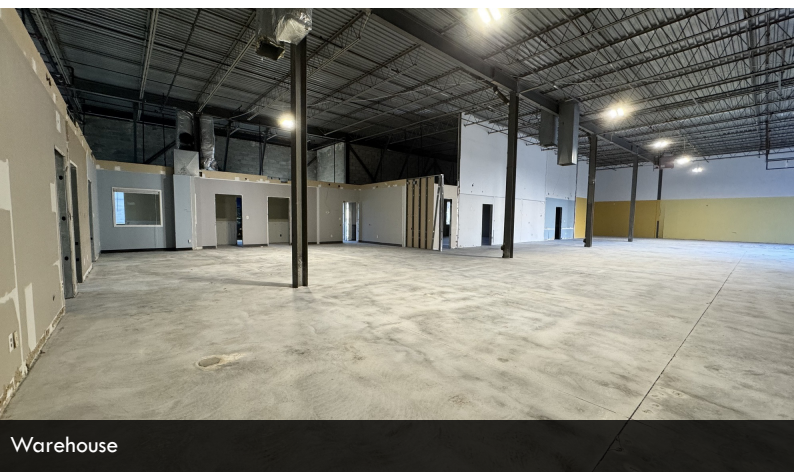
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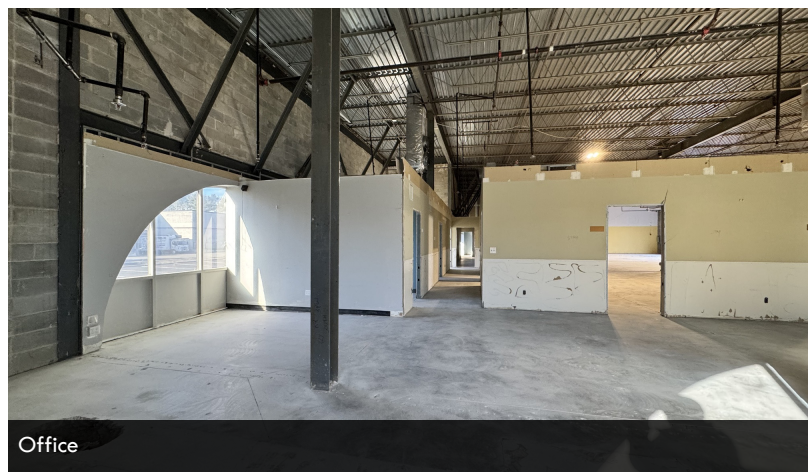
Warehouse



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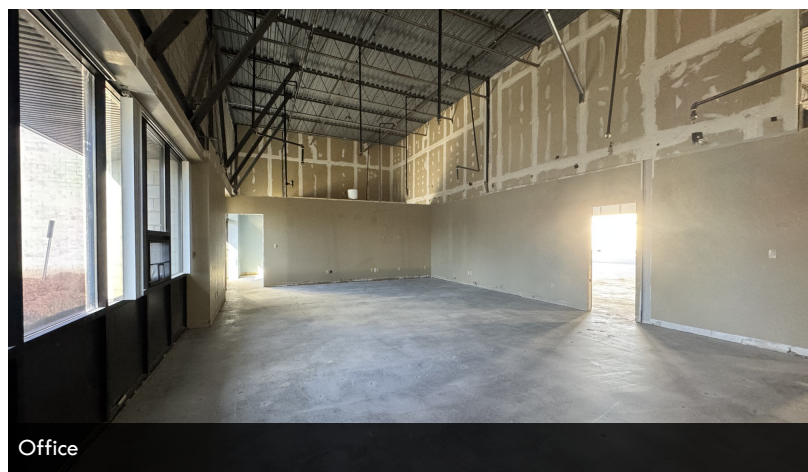
Warehouse



Office



Loading

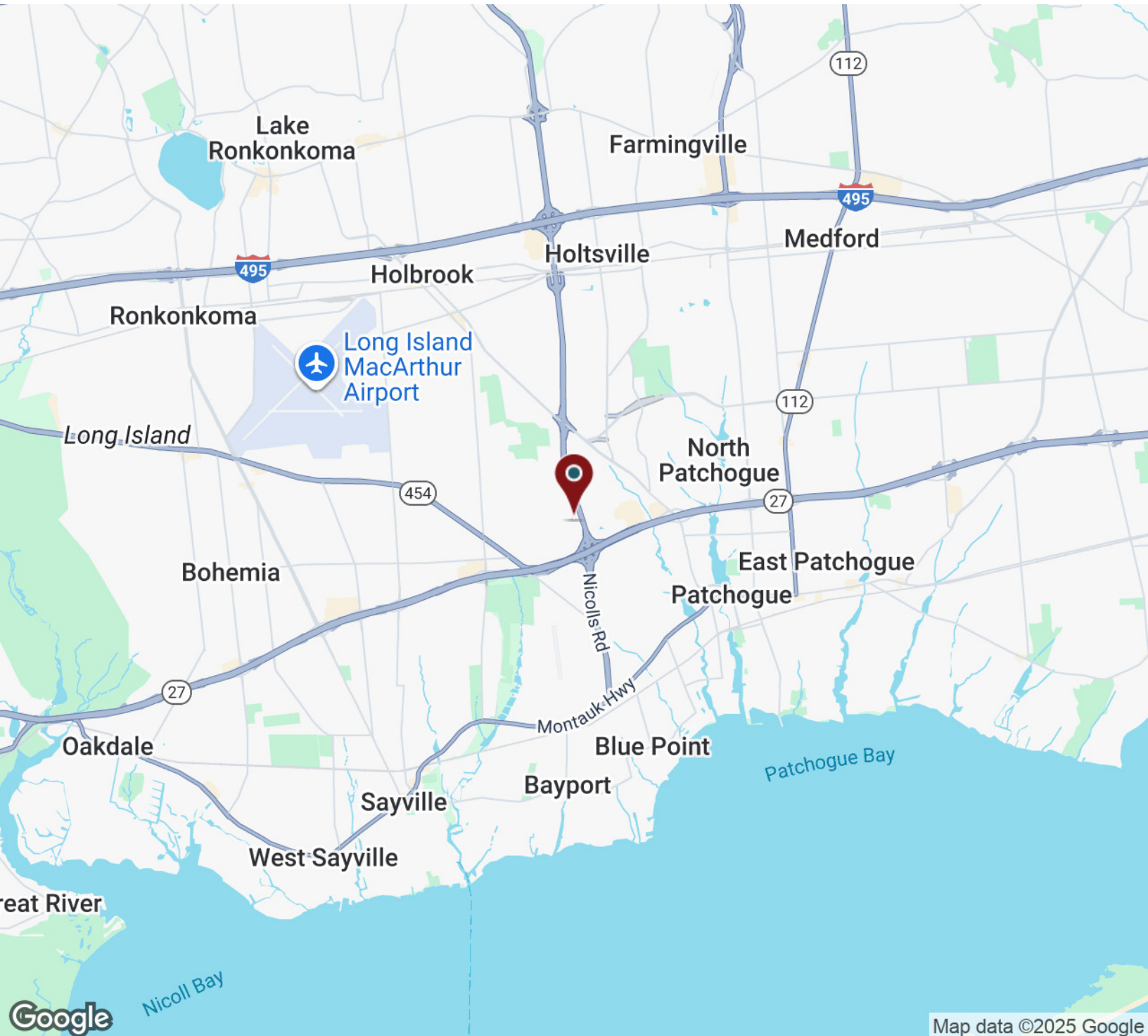


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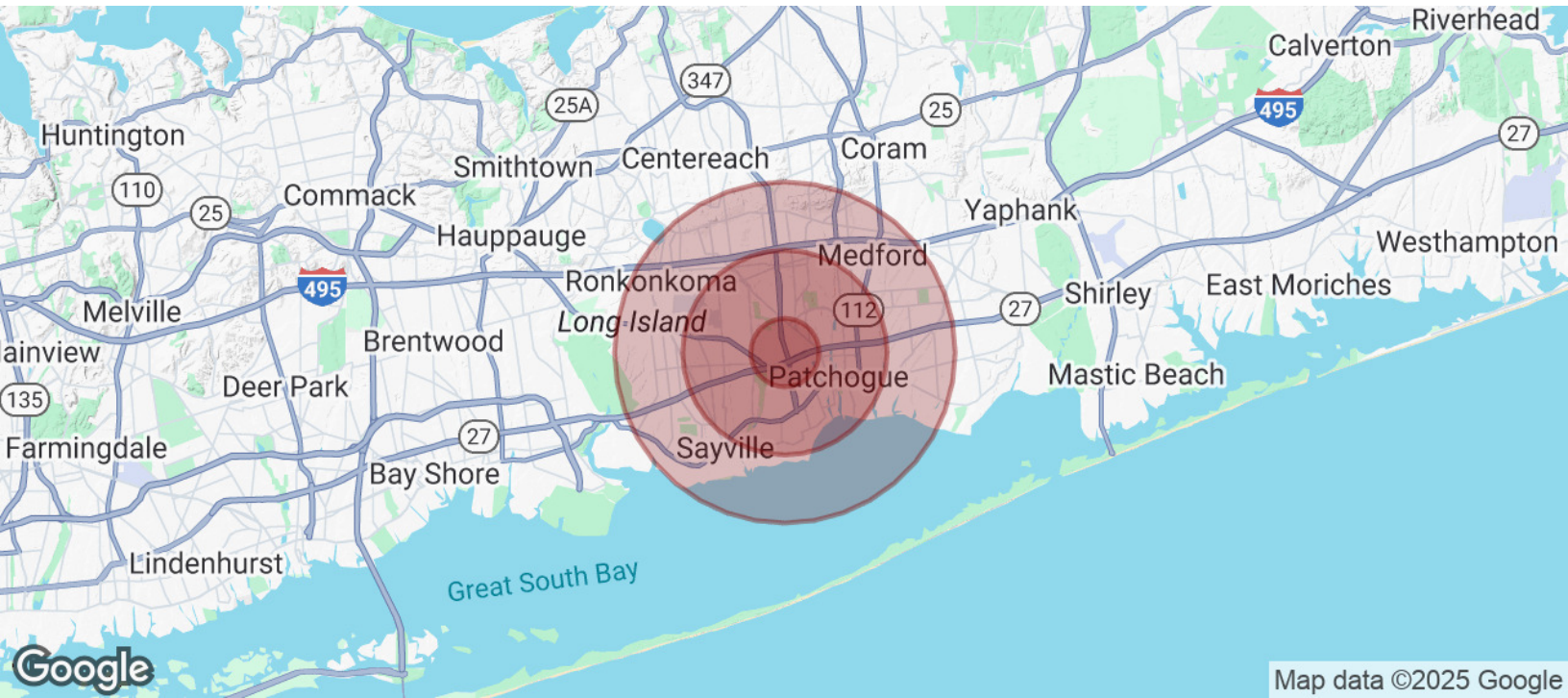
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,903	84,073	188,141
Average Age	45	43	43
Average Age (Male)	43	42	42
Average Age (Female)	47	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,785	31,610	67,565
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$150,676	\$159,370	\$156,110
Average House Value	\$614,120	\$580,689	\$553,290

Demographics data derived from AlphaMap

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