

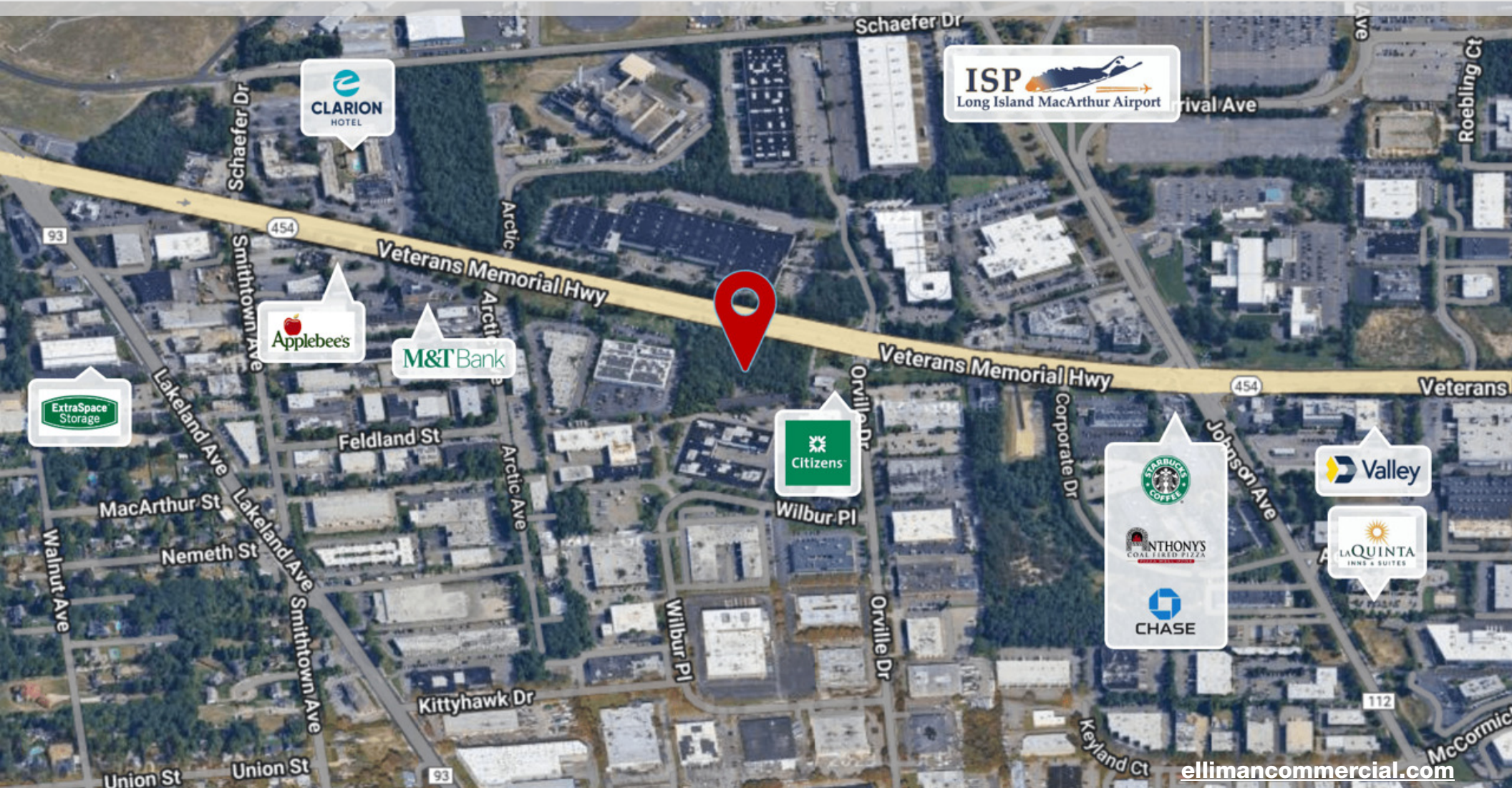
STATE-OF-THE-ART INDUSTRIAL | RECREATIONAL | SHOWROOM SPACE

Veterans Memorial Hwy | Bohemia, New York 11716

FOR LEASE



Commercial



EXECUTIVE SUMMARY



Veterans Memorial Hwy | Bohemia, New York 11716

| | | | |
|------------------------|-------------------|------------------------|------------------------------------|
| Building Size: | +/- 40,000 SF | Lot Size: | 3.38 Acres |
| Tenancy: | Multiple (1 to 4) | Parking: | +/- 85 Spaces |
| Year Built: | 2026 | Zoning: | ICD (Industrial Corridor District) |
| Frontage: | +/- 464 Feet | Traffic Counts: | 37,700 VPD |
| Drive In Doors: | Four (4) | Loading Docks: | Three (3) |
| Ceiling Height: | Up to 24 Feet | Lease Rate: | Price on Request |

For more details contact Exclusive Listing Team.

State-Of-The-Art Brand-New Industrial | Recreational | Showroom Space

Up to 40,000 SF available, divisible to as little as 5,000 SF. Strategically located along the highly trafficked Veterans Memorial Highway in Bohemia, this premier development site offers ±464 feet of prominent frontage across 3.38 acres in one of Suffolk County's most active commercial corridors. With exceptional visibility, high traffic counts, and seamless access to Sunrise Highway, the Long Island Expressway, and other major transportation arteries, this location delivers unmatched convenience.

Directly across from Long Island MacArthur Airport, the site offers enhanced regional connectivity—ideal for businesses with logistical or travel needs. Current plans are approved for industrial warehouse development; and the site is fully customizable to meet the needs of one or multiple users. Whether you're seeking space for industrial warehousing, national retail, medical practices, or corporate headquarters, this location offers unlimited possibilities.

The site is designed to accommodate flexible configurations and build-to-suit options, with approved plans already in place. Groundbreaking is

Exclusively represented by:

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COMPLETE HIGHLIGHTS

Veterans Memorial Hwy | Bohemia, NY | Brand New Medical/Office/Industrial



Property Highlights

- **Prime Visibility & Frontage:** Situated on Veterans Memorial Highway with 500 feet of prominent frontage, the property offers unmatched exposure in one of Long Island's busiest commercial corridors.
- **Exceptional Accessibility:** Direct access to major highways—including Sunrise Highway, the Long Island Expressway, and more—plus proximity to Long Island MacArthur Airport, ensures smooth regional connectivity for staff, clients, and logistics.
- **Custom-Built Flexibility:** Designed to accommodate one or multiple users, this project is ideal for industrial warehouse, national retail tenants, corporate headquarters, a high-tech medical complex or any users seeking custom layouts, infrastructure, and branding opportunities. Up to 40K SF for one user or divisible by as little as 5K SF.

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PROPERTY DETAILS

Veterans Memorial Hwy, Bohemia NY 11716 | Medic

| | |
|------------|------------------|
| Lease Rate | Price On Request |
|------------|------------------|

| Location Information | |
|----------------------|---|
| Street Address | Veterans Memorial Hwy |
| City, State, Zip | Bohemia, NY |
| County | Suffolk |
| Township | Islip |
| Nearest Highway | Sunrise Highway (27) + Long Island Expressway (495) |
| Nearest Airport | Islip MacArthur Airport |

| Building Information | |
|----------------------|---------------------|
| Building Size | Up to +/- 40,000 SF |
| Tenancy | One to Multiple |
| Number of Floors | 1 to 2* |
| Year Built | 2026 |
| Number of Buildings | 1 |
| Drive-In Doors | 4 |
| Loading Docks | 3 |

| Property Information | |
|----------------------|---|
| Property Type | Industrial/Office/Medical/Retail |
| Zoning | ICD |
| Lot Size | 3.38 Acres/171,769 SF |
| APN # | 0500172000100051024 |
| Section Lot Block | District 500 Sect 172 Block 1 Lot 51.24 |
| Lot Frontage | 464 ft |

| Parking & Transportation | |
|--------------------------|----|
| Number of Parking Spaces | 85 |

| Construction Time Frame | |
|---------------------------|------------------|
| Ground Break/Shovel Ready | Fall/Winter 2025 |
| Construction Completion | 2026-2027 |

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AERIAL VIEW OF PROPERTY



Veterans Memorial Hwy | Bohemia, NY | Brand New Medical/Office/Industrial



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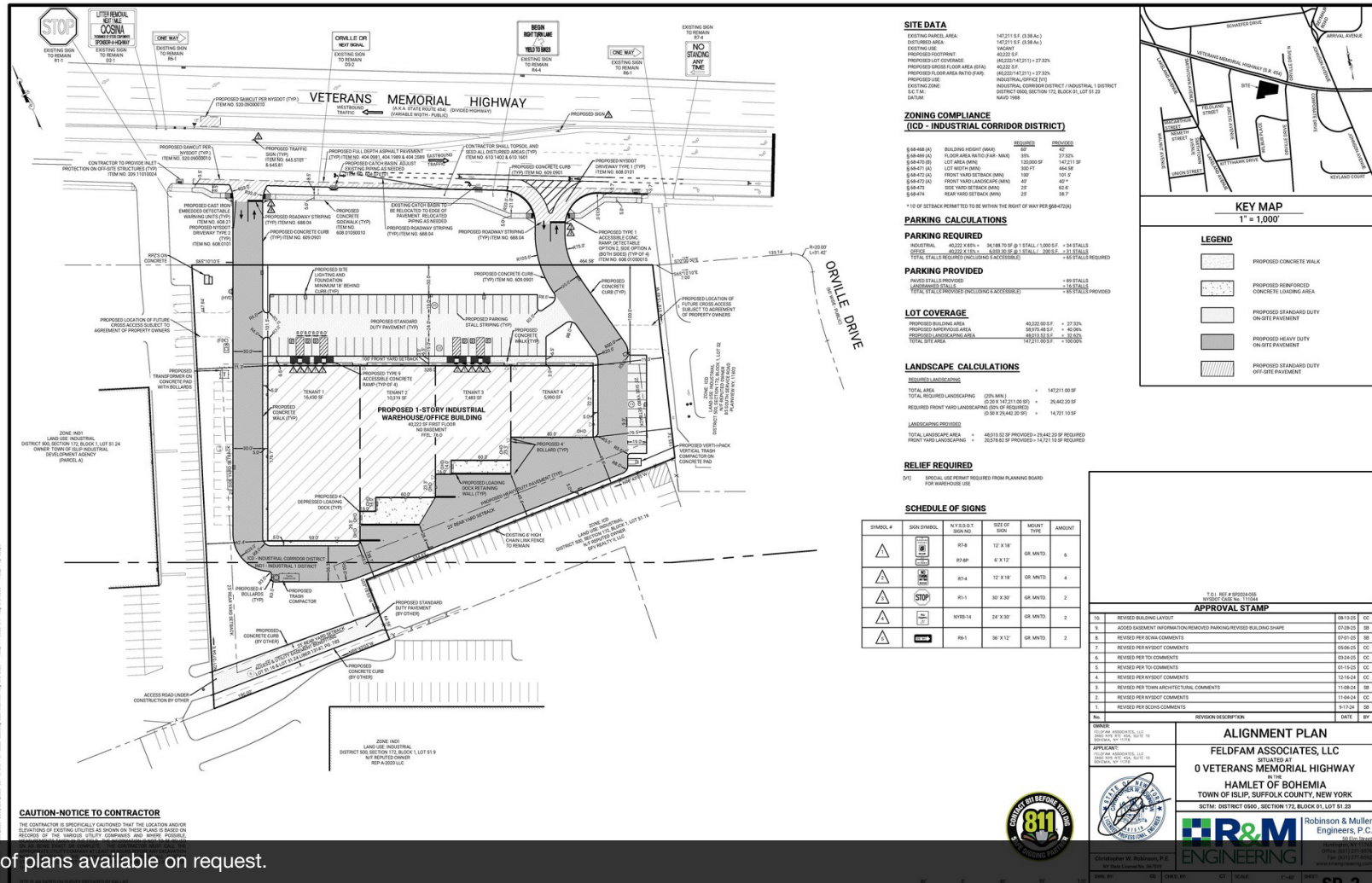
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Complete set of plans available on request.

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RETAILER MAP

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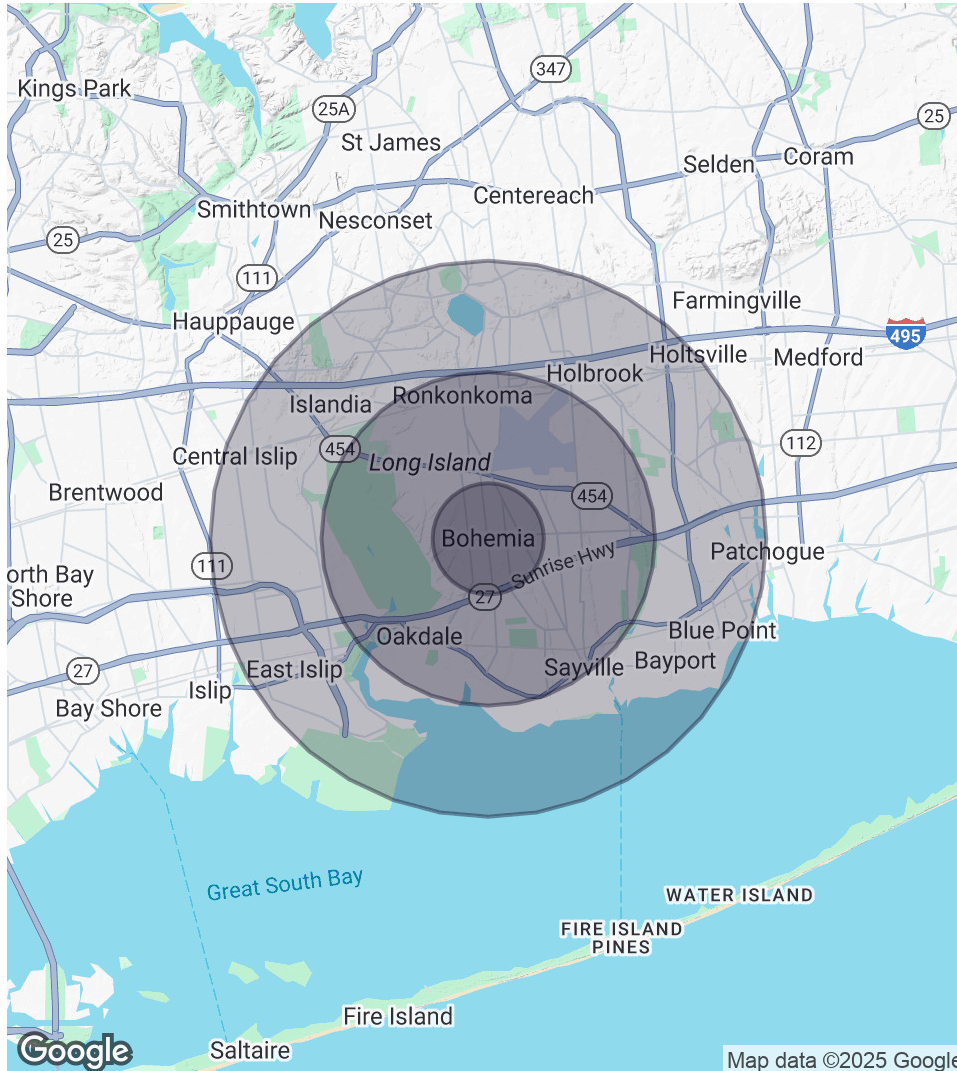
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DEMOGRAPHICS MAP & REPORT

Veterans Memorial Hwy | Bohemia, New York 11716



1 Mile Radius

Population

1,980

Households

728

Average HH Income

\$133,323

3 Miles Radius

Population

68,782

Households

24,177

Average HH Income

\$162,246

5 Miles Radius

Population

204,100

Households

71,442

Average HH Income

\$161,896

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We Are Commercial Real Estate

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