

OFFERING MEMORANDUM

2052 Route 112 | Medford, New York 11763

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

2052 Route 112 | Medford, New York 11763

Total Building Size: +/- 25,000 SF

Office Space: 1,200 SF

Ceiling Height: 28 Feet clear

Power: 600 AMP

Loading Docks: Three (3)

Taxes: \$74,451.00

Lot Size: 1.32 Acres

Parking: +/- 71 Spaces

Zoning: J2

Sprinklers: YES

Traffic Counts: 24,000 Cars/day

Lease Price: On Request

PROPERTY DETAILS:

Now Available for Lease. +/- 25,000 SF Freestanding Warehouse/Retail Building strategically located on heavily traveled Route 112 in Medford. Features 3 Loading Docks, 28-foot clear height ceilings and 600-amp electric. Tremendous traffic counts with over 24,000 cars passing this site daily. Surrounded by National Retailers, Auto dealerships and convenient to major highways and thoroughfares. Situated on a 1.32 Acre lot with ample parking.

Michael G. Murphy

President
Douglas Elliman Commercial Division
O: 631.858.2460
Email: michael.murphy@elliman.com

Steven D. Bezmen

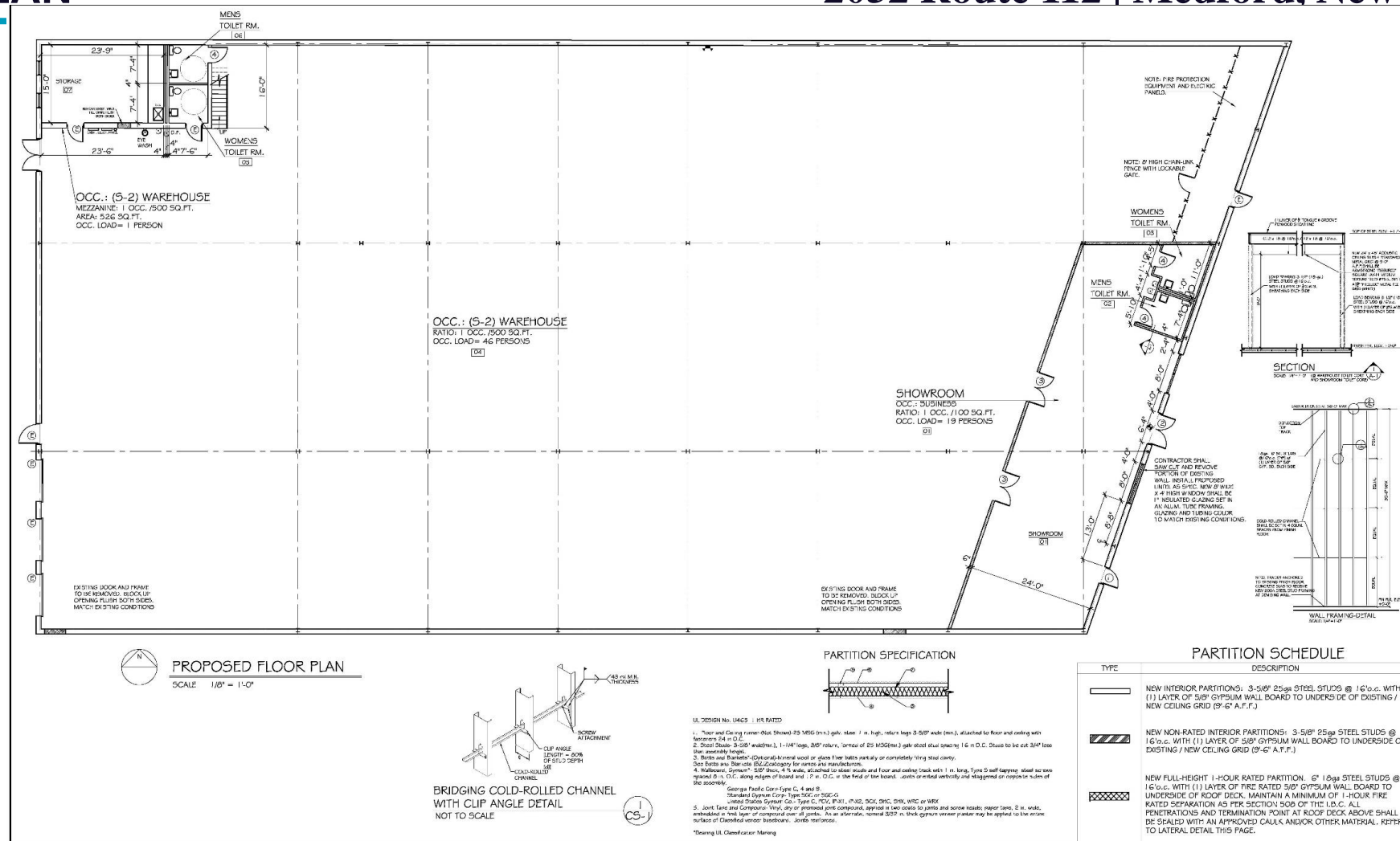
Licensed Associate RE Broker
Douglas Elliman Commercial Division
M: 516.419.2752
Email: steven.bezmen@elliman.com

Vincent "Vince" Gebbia

Licensed Real Estate Salesperson
Douglas Elliman Commercial Division
M: 516.695.4898
Email: vincent.gebbia@elliman.com

FLOOR PLAN

2052 Route 112 | Medford, New York 11763



Michael G. Murphy
 President
 Douglas Elliman Commercial Division
 O: 631.858.2460
 Email: michael.murphy@elliman.com

Steven D. Bezmen
 Licensed Associate RE Broker
 Douglas Elliman Commercial Division
 M: 516.419.2752
 Email: steven.bezmen@elliman.com

Vincent "Vince" Gebbia
 Licensed Real Estate Salesperson
 Douglas Elliman Commercial Division
 M: 516.695.4898
 Email: vincent.gebbia@elliman.com

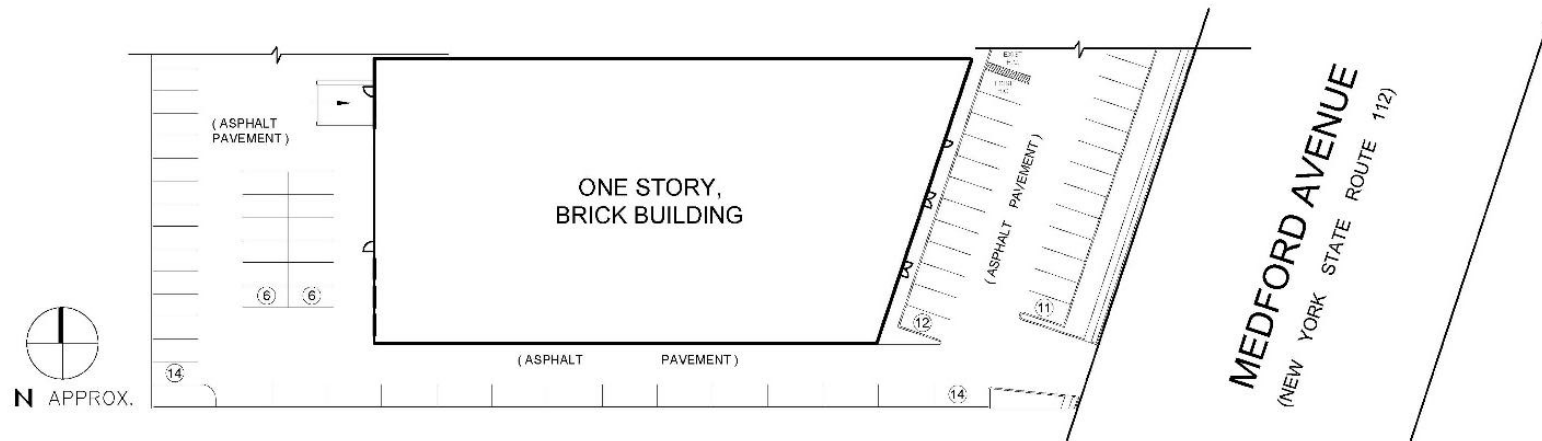
SITE PLAN

2052 Route 112 | Medford, New York 11763

SITE DATA:
ZONED 'J-2'
2052 ROUTE 112, MEDFORD, NEW YORK, 11763
TOTAL BUILDING AREA= 25,072 SF
TOTAL PERCENTAGE OF LOT OCCUPANCY = 45%

PARKING CALCULATIONS:
2052 RTE 112
MEDFORD, NEW YORK, 11763
TOTAL RETAIL AREA: 2,079 SF @ 1/150 = 14 CARS
TOTAL WAREHOUSE AREA: 23,022 SF @ 1/400 = 57 CARS
TOTAL PARKING SPACES REQUIRED = 71 SPACES
TOTAL PROPOSED PARKING SPACES PROVIDED = 63 SPACES

AREA OF PARCEL = 1.293 ACRES
(56,327 SQ.FT.)



1 ARCHITECTURAL SITE PLAN
SP-1 SCALE: 1"=30'

Michael G. Murphy

President
Douglas Elliman Commercial Division
O: 631.858.2460
Email: michael.murphy@elliman.com

Steven D. Bezmen

Licensed Associate RE Broker
Douglas Elliman Commercial Division
M: 516.419.2752
Email: steven.bezmen@elliman.com

Vincent "Vince" Gebbia

Licensed Real Estate Salesperson
Douglas Elliman Commercial Division
M: 516.695.4898
Email: vincent.gebbia@elliman.com



Commercial

Michael G. Murphy

President
Douglas Elliman Commercial Division
O: 631.858.2460
Email: michael.murphy@elliman.com

Steven D. Bezmen

Licensed Associate RE Broker
Douglas Elliman Commercial Division
M: 516.419.2752
Email: steven.bezmen@elliman.com

Vincent "Vince" Gebbia

Licensed Real Estate Salesperson
Douglas Elliman Commercial Division
M: 516.695.4898
Email: vincent.gebbia@elliman.com

FOR LEASE

2052 Route 112 | Medford, New York 11763





Commercial

Michael G. Murphy

President
Douglas Elliman Commercial Division
O: 631.858.2460
Email: michael.murphy@elliman.com

Steven D. Bezmen

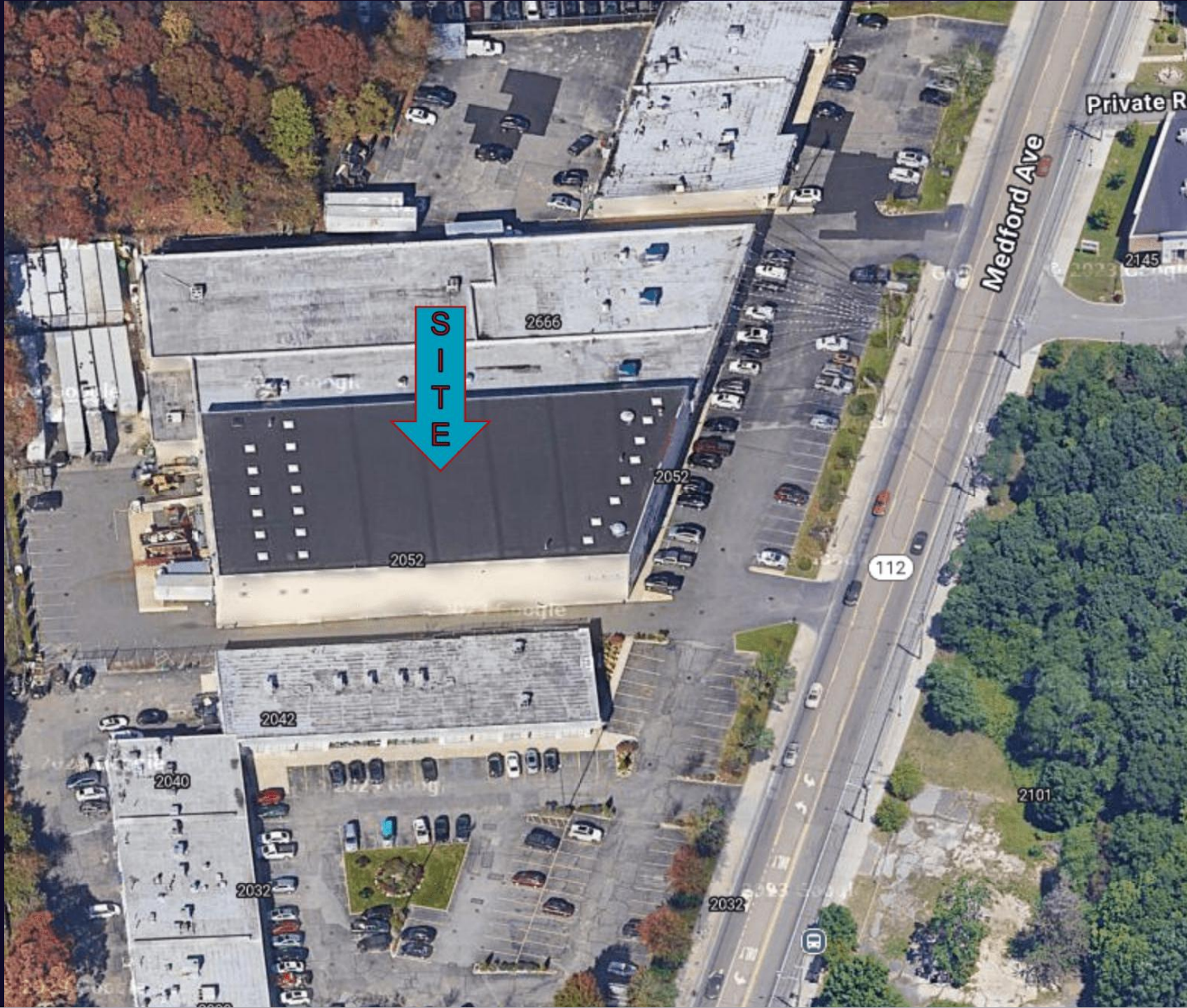
Licensed Associate RE Broker
Douglas Elliman Commercial Division
M: 516.419.2752
Email: steven.bezmen@elliman.com

Vincent "Vince" Gebbia

Licensed Real Estate Salesperson
Douglas Elliman Commercial Division
M: 516.695.4898
Email: vincent.gebbia@elliman.com

FOR LEASE

2052 Route 112 | Medford, New York 11763





Commercial

Michael G. Murphy

President

Douglas Elliman Commercial Division

O: 631.858.2460

Email: michael.murphy@elliman.com

Steven D. Bezmen

Licensed Associate RE Broker

Douglas Elliman Commercial Division

M: 516.419.2752

Email: steven.bezmen@elliman.com

Vincent "Vince" Gebbia

Licensed Real Estate Salesperson

Douglas Elliman Commercial Division

M: 516.695.4898

Email: vincent.gebbia@elliman.com

FOR LEASE

2052 Route 112 | Medford, New York 11763



2052 Route 112 | Medford, New York 11763



Michael G. Murphy

President

Douglas Elliman Commercial Division

O: 631.858.2460

Email: michael.murphy@elliman.com



Steven D. Bezmen

Licensed Associate RE Broker

Douglas Elliman Commercial Division

M: 516.419.2752

Email: steven.bezmen@elliman.com



Vincent "Vince" Gebbia

Licensed Real Estate Salesperson

Douglas Elliman Commercial Division

M: 516.695.4898

Email: vincent.gebbia@elliman.com



550 Smithtown Bypass Ste. 117 | Smithtown, NY 11787
631.858.2405 | www.ellimancommercial.com

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 Ste. 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 other 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.

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.