

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$13.00 SF/yr PSF NNN
<b>Available SF:</b>	8,849 +/- SF
<b>Lot Size:</b>	3.22 Acres
<b>CAM:</b>	\$1.72 PSF
<b>Taxes:</b>	\$2.40 PSF
<b>Loading:</b>	Two 14' Drive-In Doors
<b>Ceiling:</b>	17.75' Clear
<b>Power:</b>	Two 200 AMP 3-Phase Electric Services
<b>Sewers:</b>	Suffolk County
<b>Sprinklers:</b>	Yes
<b>Zoned:</b>	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, two bathrooms, two 14' drive-In Doors, two 200 AMP 3-Phase Electric Services, and LED lighting throughout.

## LOCATION OVERVIEW

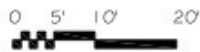
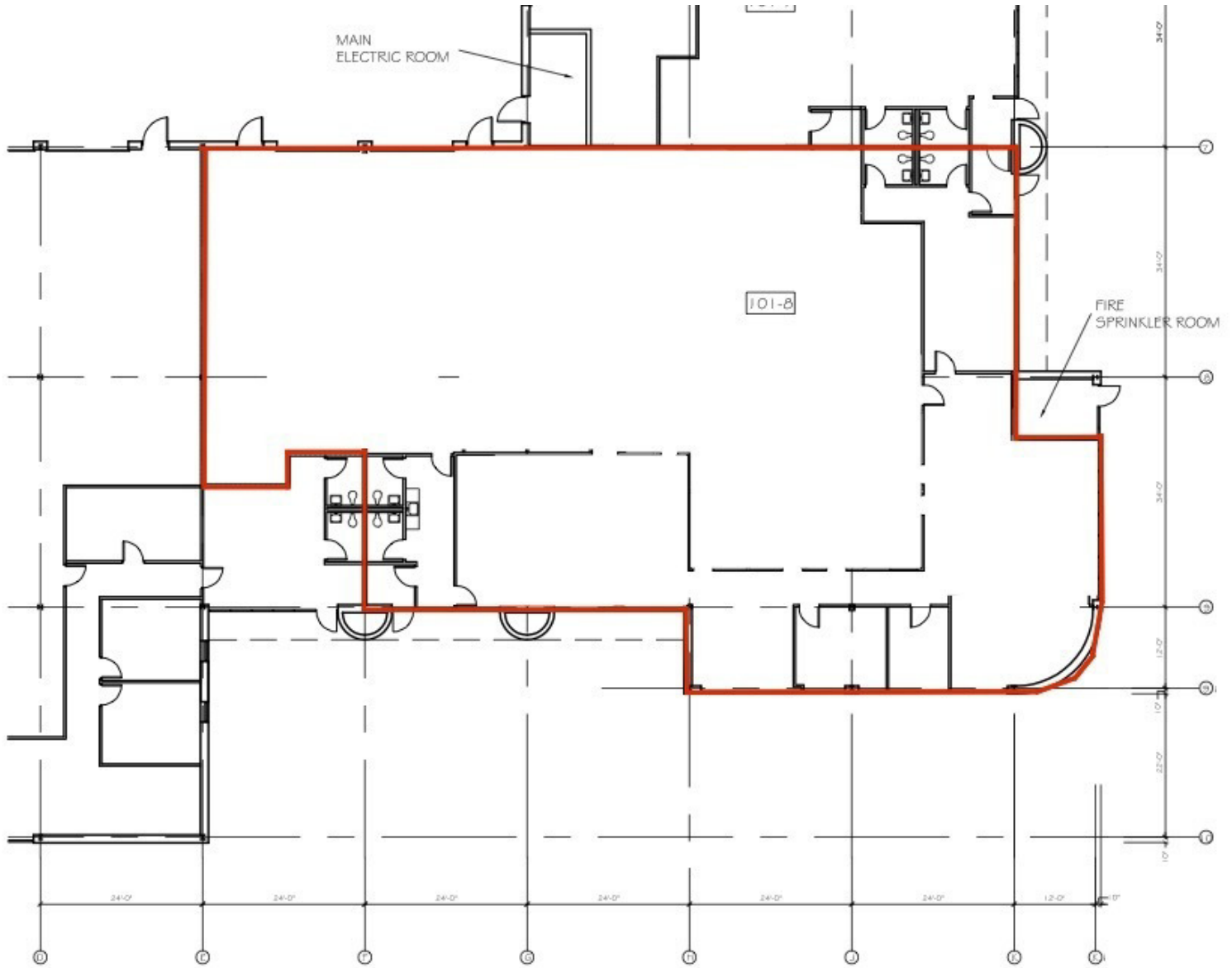
Sherwood Corporate Center is located in at the northwest corner of Sunrise Highway and Nicolls Road and is minutes from the Long Island Expressway.

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

## ARIC SCHACHNER

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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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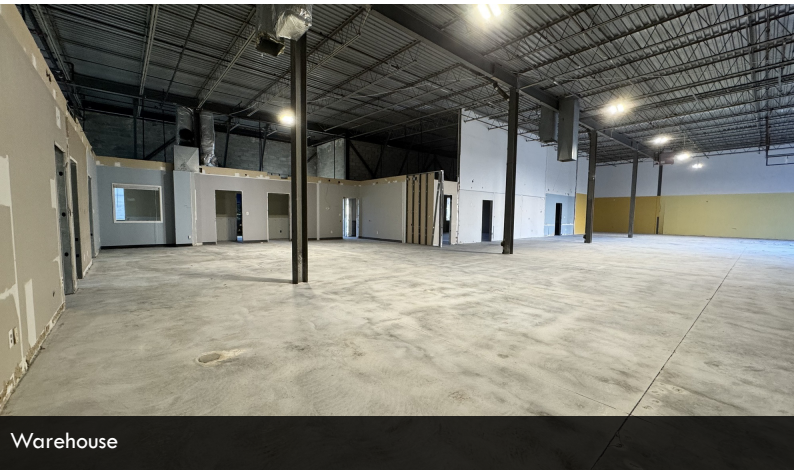
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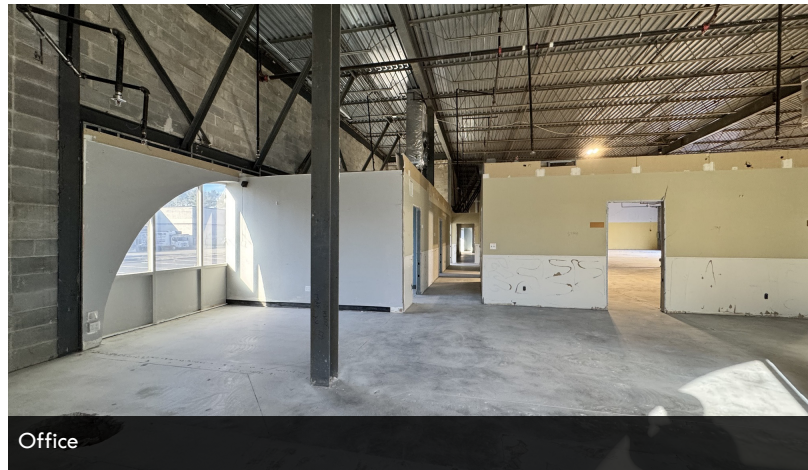
Warehouse



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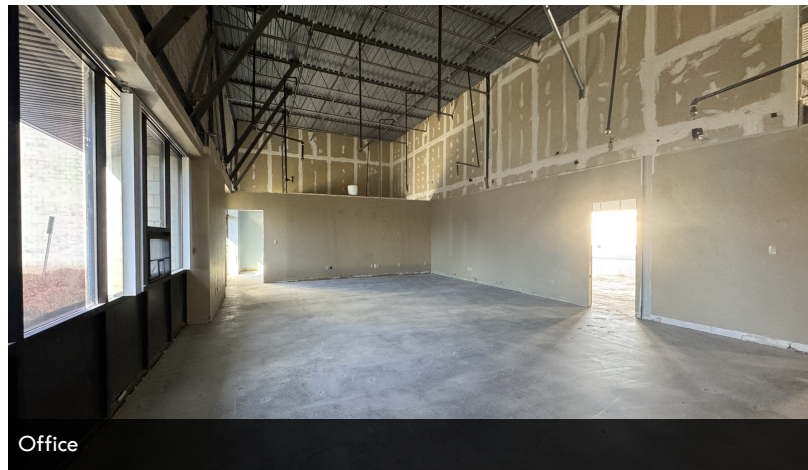
Warehouse



Office



Loading

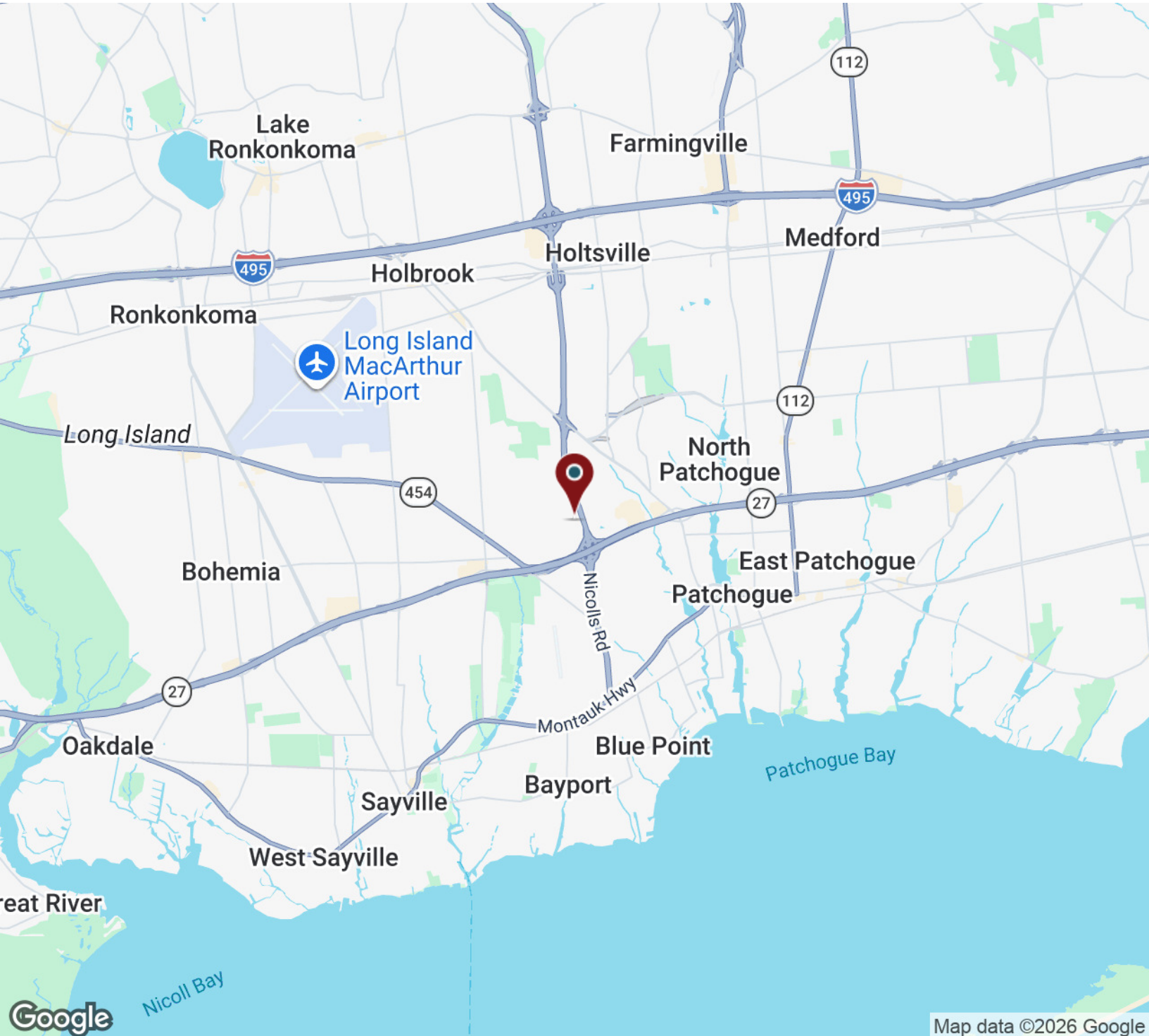


Office

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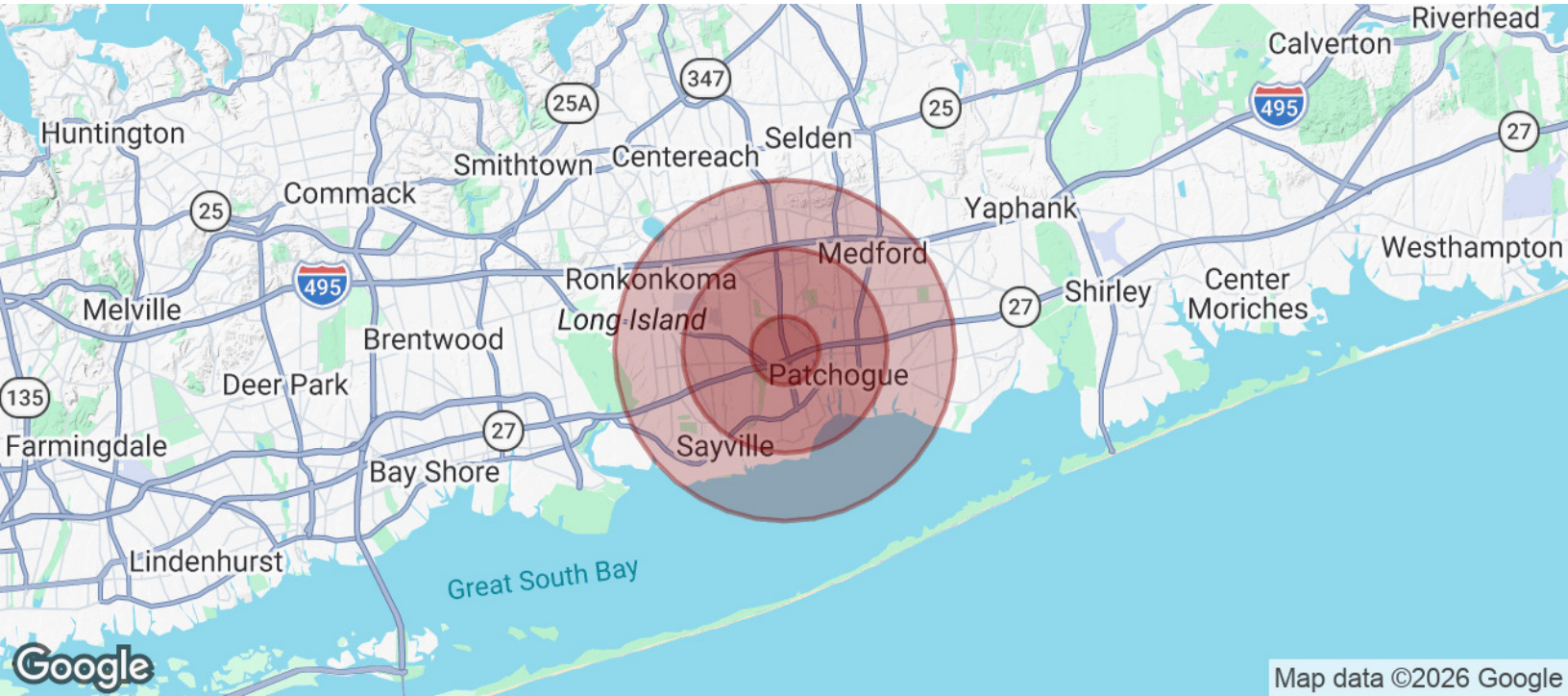
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## POPULATION

	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

2020 American Community Survey (ACS)

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