

# 303 Smith Street

FARMINGDALE, NY 11735

## Warehouse Distribution Facility

**49,079 sq. ft.**  
AVAILABLE

**10 total**  
DOCK DOORS

**4,224 sq. ft.**  
OFFICE AREA

**2**  
GROUND LEVEL DOORS

**24'**  
CLEAR HEIGHT

**Standard wet**  
SPRINKLERS

### Features

Fully renovated premium  
warehouse space

Offices built to suit

Excellent loading

Zoned Industrial G

Town of Babylon

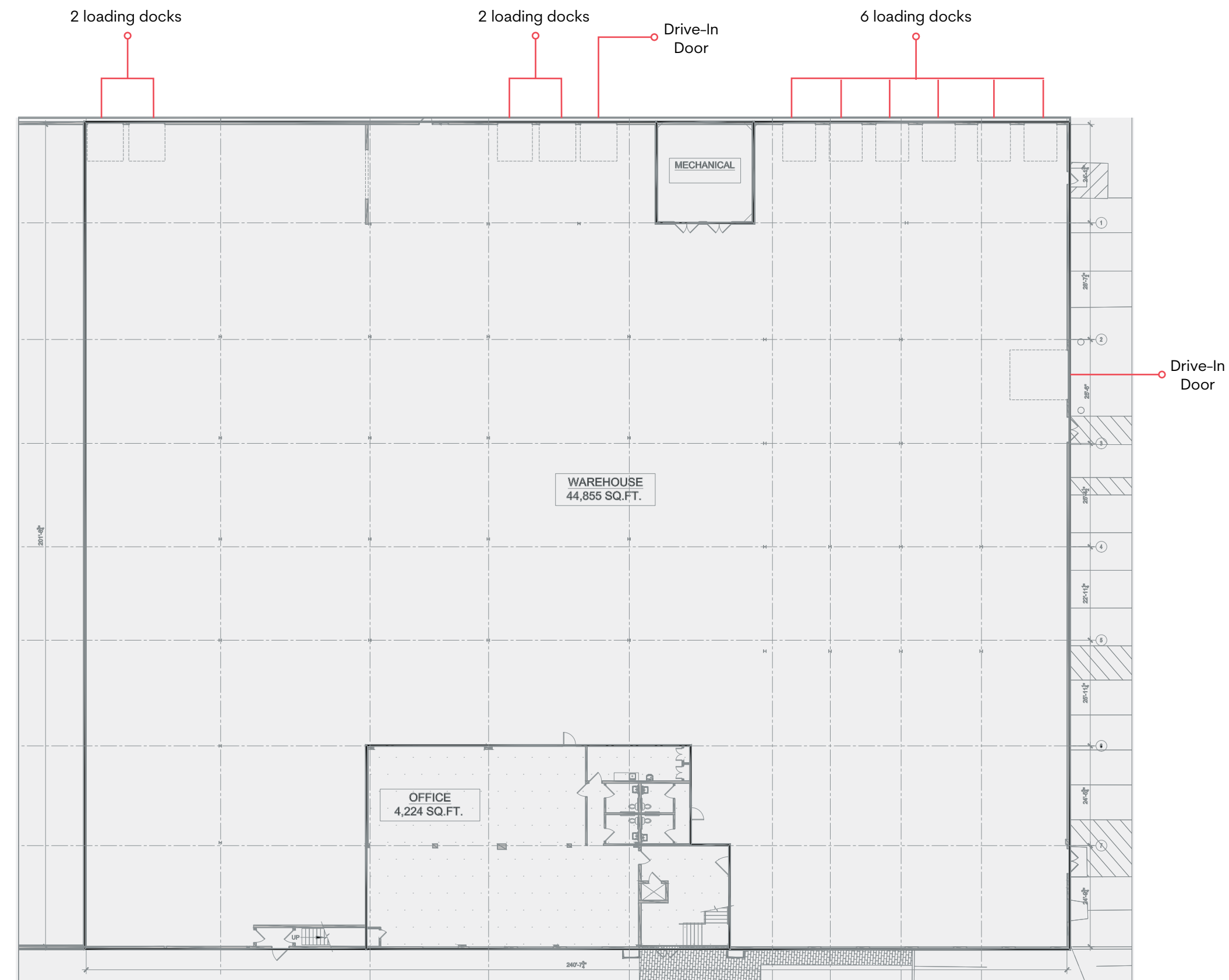
Tax abatement may apply

Q1 2025 delivery



# Building Specifications

Building Size	80,279 sq. ft.
Available	49,079 sq. ft.
Office Space	4,224 sq. ft.
Clear Height	24'
Dimensions	240' x 201'
Column Spacing	Varies
Dock Doors	10 Doors
Drive-ins	2
Format	Rear Loaded
Automobile Parking	73 Spaces
Sprinklers	Standard Wet
Lighting	LED
Power	PSEG, 3000 amps, 480 volts, 3-phase



WAREHOUSE LAYOUT

 **73**  
Automobile  
Parking

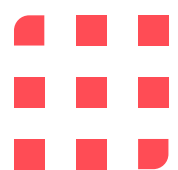
 **10**  
Loading  
Docks

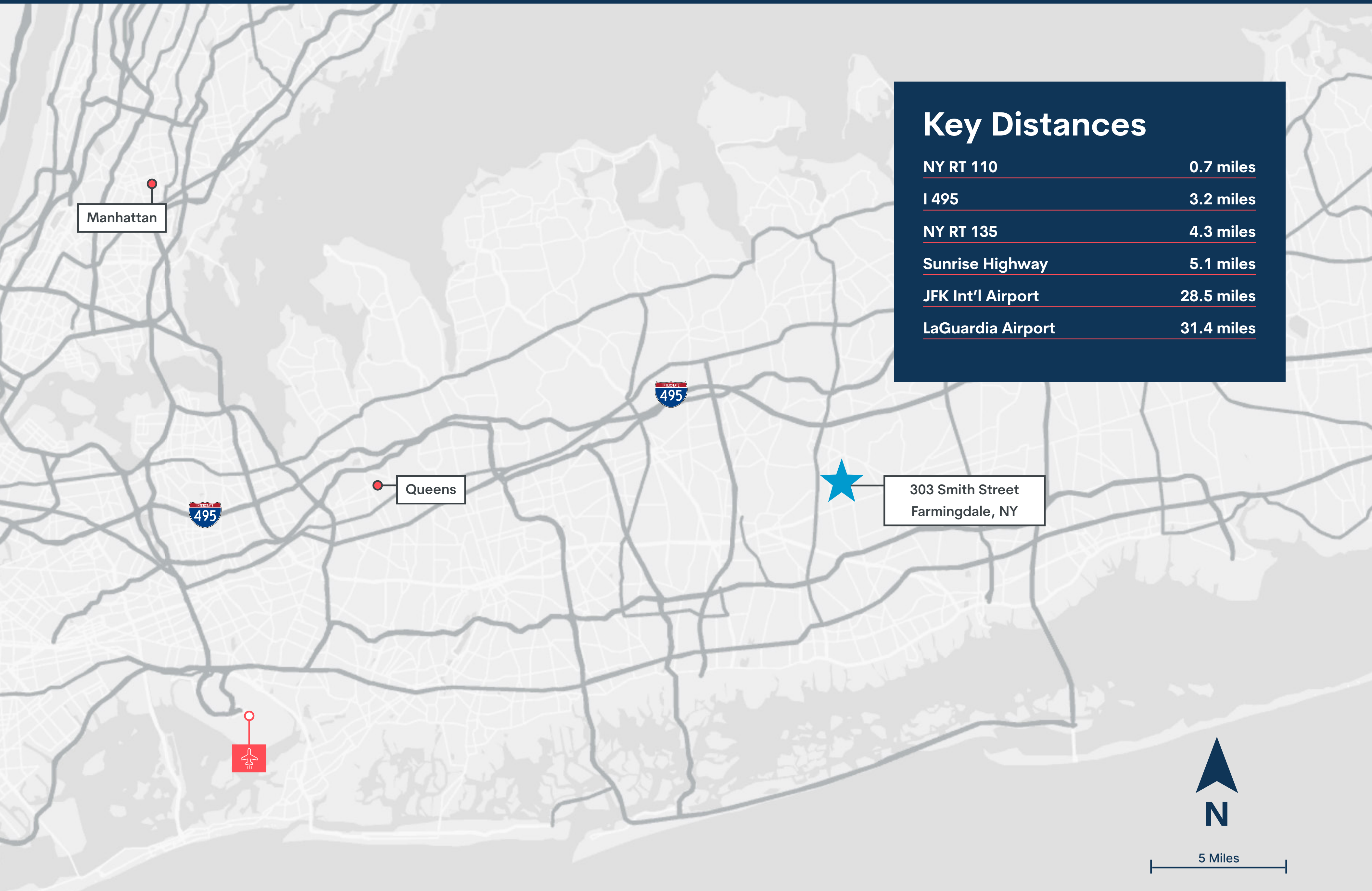
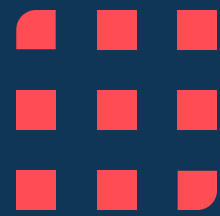
 **24'**  
Clear  
Height

 **Varies**  
Column  
Spacing

 **2**  
Drive-in  
Doors

 **105'**  
Truck Court  
Depth





## Key Distances

NY RT 110	0.7 miles
I 495	3.2 miles
NY RT 135	4.3 miles
Sunrise Highway	5.1 miles
JFK Int'l Airport	28.5 miles
LaGuardia Airport	31.4 miles

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## Leasing Contacts

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## Brookfield Properties

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