

FOR SALE OR LEASE 11.7 ACRES ZONED L1

3601-3605 Horseblock Road Medford, NY 11763

BACK ON MARKET



Commercial

11.7 ACRES
ZONED L1

ellimancommercial.com

EXECUTIVE SUMMARY



3601-3605 Horseblock Rd. | Medford, NY 11763

Building Size:	10,852 SF	Lot Size:	11.7 Acres
Number of Units:	Three (3)	Parking:	AMPLE
Number of Tenants:	Two (2)	Zoning:	L1

Sale/Lease Price Available On Request

Rare Industrial Site Available for Sale or Land Lease. Ideal Development Opportunity! Total of 11.7 Acres with +/-8 Acres available for end user/development and two long term NNN tenants in place. This site is situated in an ideal location just minutes to the Long Island Expressway on Horseblock Rd. Tremendous Frontage! Excellent Demographics Approved Site Plans with permitted variances for motor vehicle repair, outdoor storage and accessory motor vehicle fueling. Existing tenants include transportation company with lease in place until 2027 and a fuel cell company with a lease ending in 2030. Both tenants pay 3% increases per annum, and each have 5-year options. Full financials are available on request. Please contact Michael Murphy for more details.

Property Highlights

- 11.7 Acres Industrial Land for Sale or Lease
- +/- 8 Acres for End User
- Approved for Outdoor Storage and Vehicle Repair
- Minutes to the Long Island Expressway

Exclusively represented by:

Michael G. Murphy

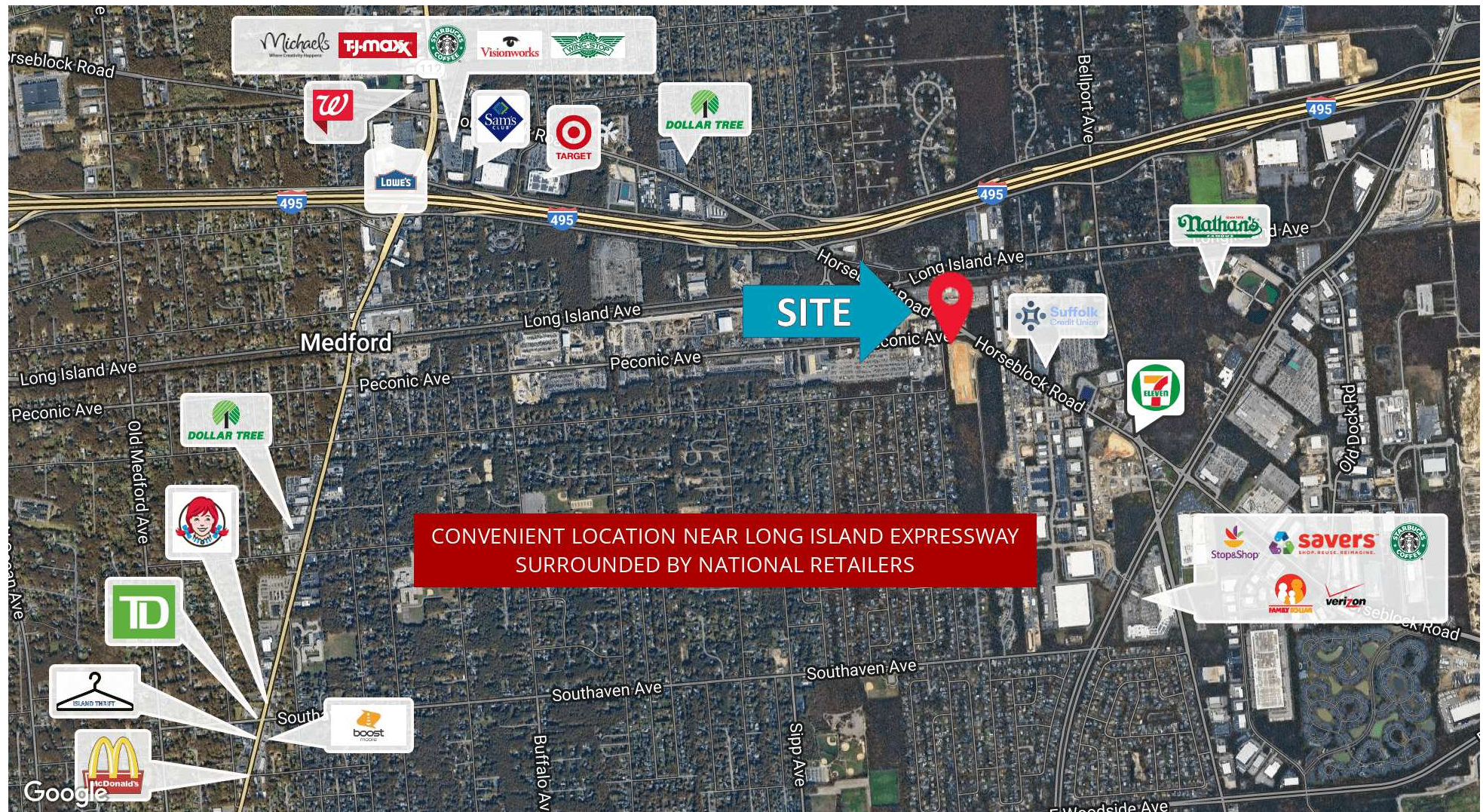
President | Commercial Division
631.834.2626 Email: michael.murphy@elliman.com



11.7 ACRES
ZONED L1

RETAILER MAP

3601-3605 Horseblock Rd. | Medford, NY 11763



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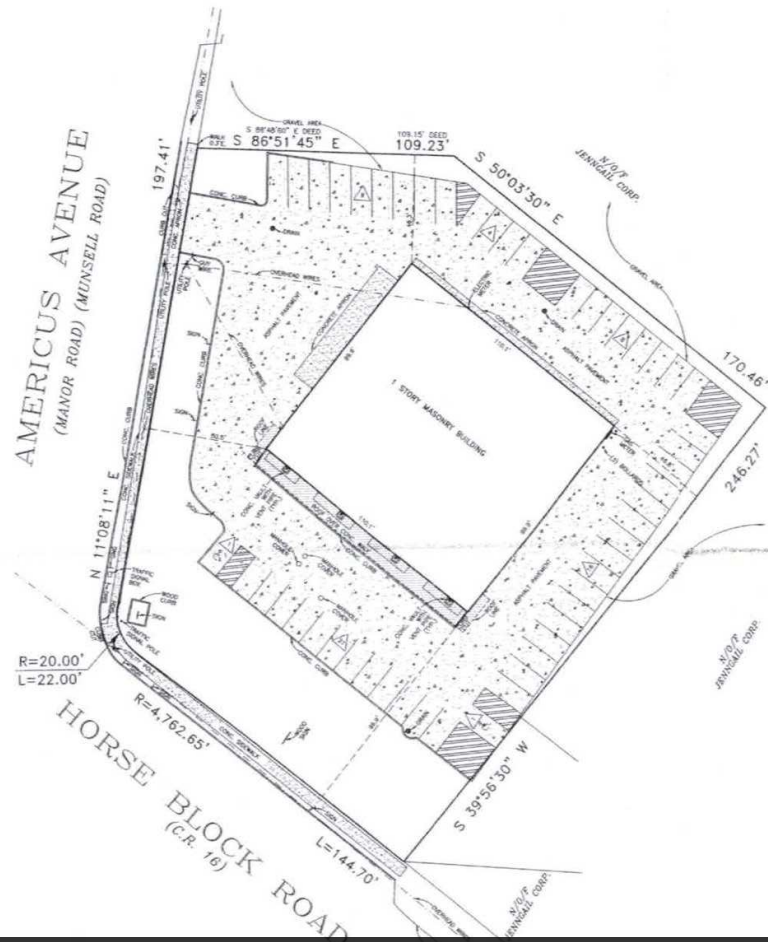
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SITE PLANS

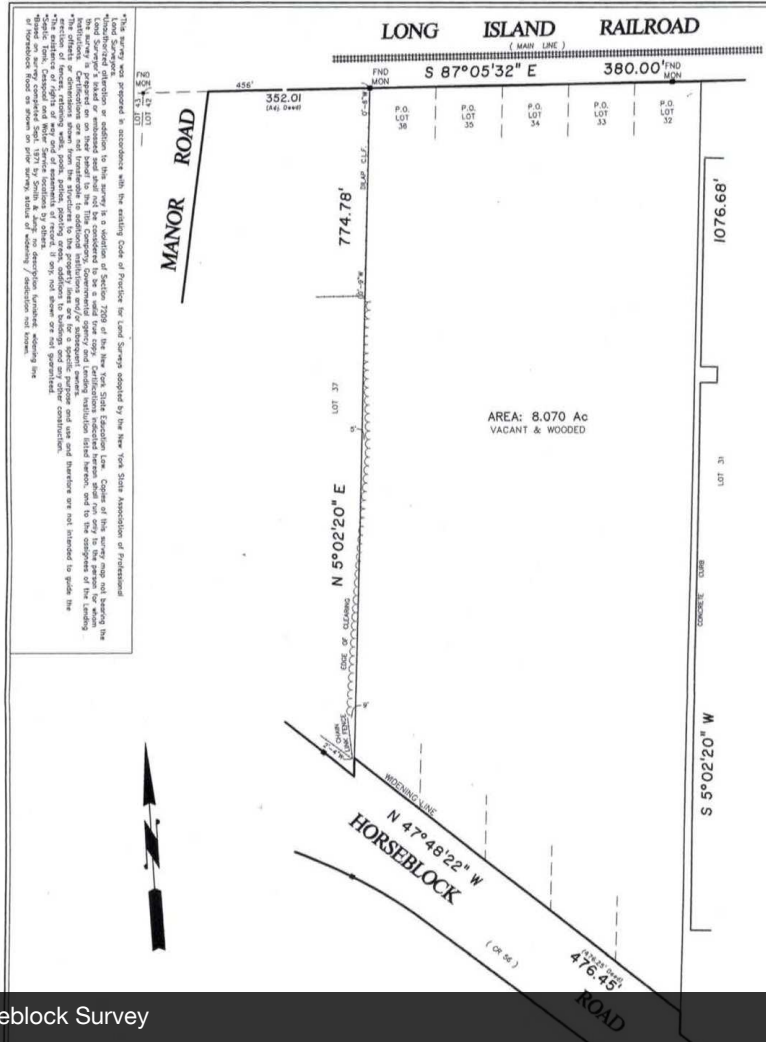
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3601 Horseblock Survey

REF ONLY: 0200-738-02-003.1 & 003.2

SEC. 27-H JOB 1675



3605 Horseblock Survey

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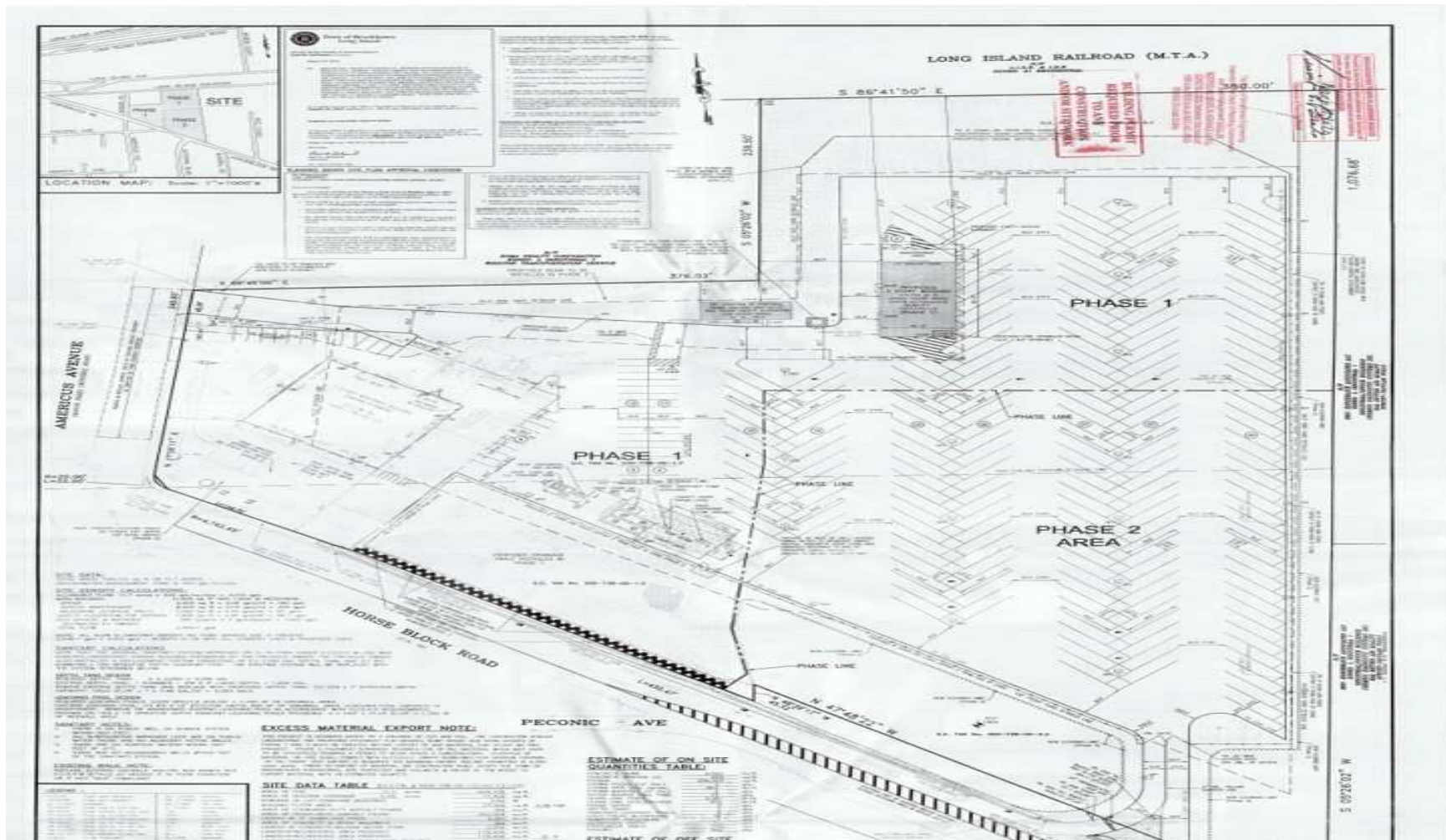
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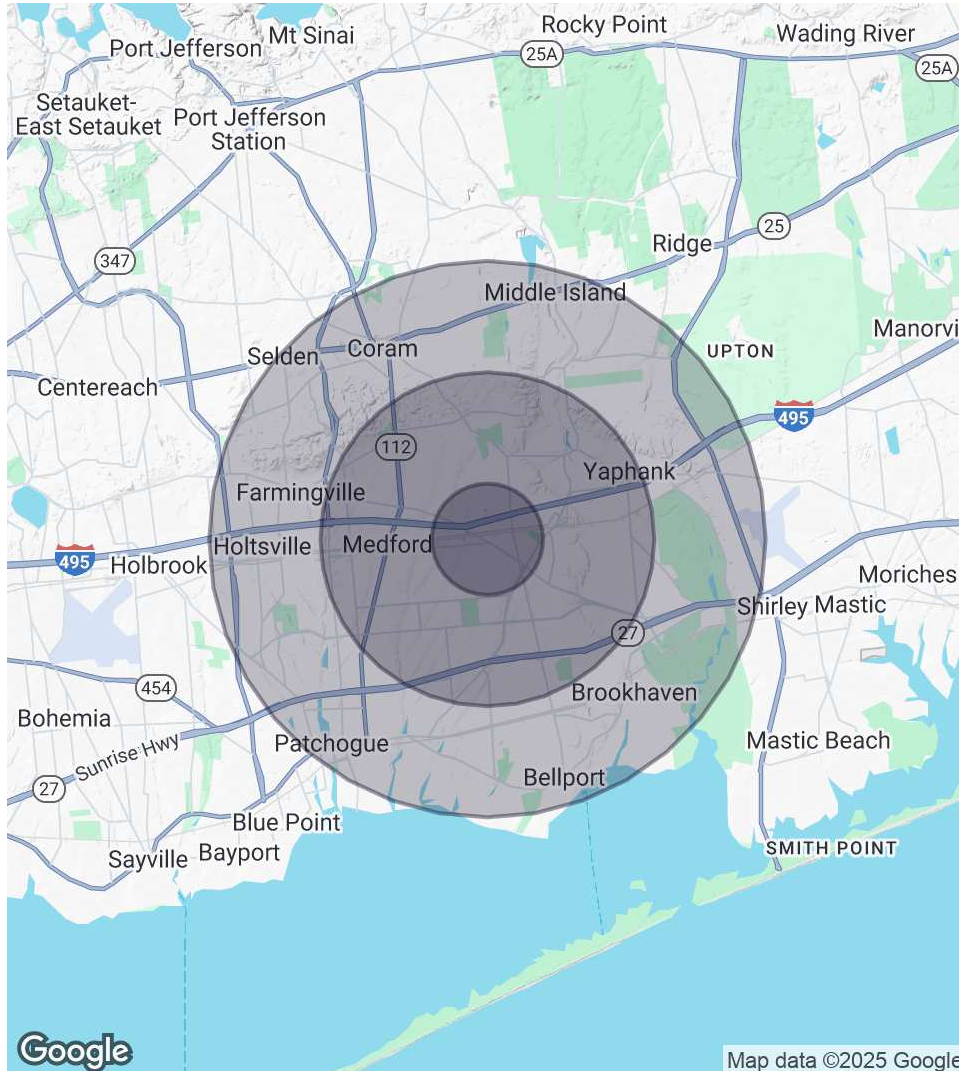
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DEMOGRAPHICS MAP & REPORT

3601-3605 Horseblock Rd. | Medford, NY 11763



1 Mile Radius

Population

7,149

Households

2,246

Average HH Income

\$113,269

3 Miles Radius

Population

48,923

Households

16,962

Average HH Income

\$101,102

5 Miles Radius

Population

159,151

Households

58,065

Average HH Income

\$106,108

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3601-3605 HORSEBLOCK RD. MEDFORD



EXCLUSIVELY REPRESENTED BY:



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Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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We Are Commercial Real Estate

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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 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.