

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN) PSF
Available SF:	Unit 7: 2,540 +/- SF Unit 8: 8,849 +/- SF
Lot Size:	3.22 Acres
CAM:	\$1.50 PSF
Taxes:	\$2.31 PSF
Loading:	Three 14' Drive-In Doors
Ceiling:	16' Clear
Power:	200 amps 3 phase each unit
Sewers:	Suffolk County
Sprinklers:	Yes
Zoned:	Light Industrial L1

PROPERTY OVERVIEW

Ideal for Ideal for warehouse and distribution, light manufacturing, and research and development.

Units are adjacent and can be combined for a total of 11,389 square feet +/-.

Unit 7:

2,540 SF

Currently 70% +/- office but can be converted to increase the size of the warehouse space.

2 Offices

Bullpen

2 Baths

14' Drive-In Door

Unit 8:

8,849 SF

10% Office

Office Built-to-Suit

4 Baths

2 Drive-In Doors

ARIC SCHACHNER

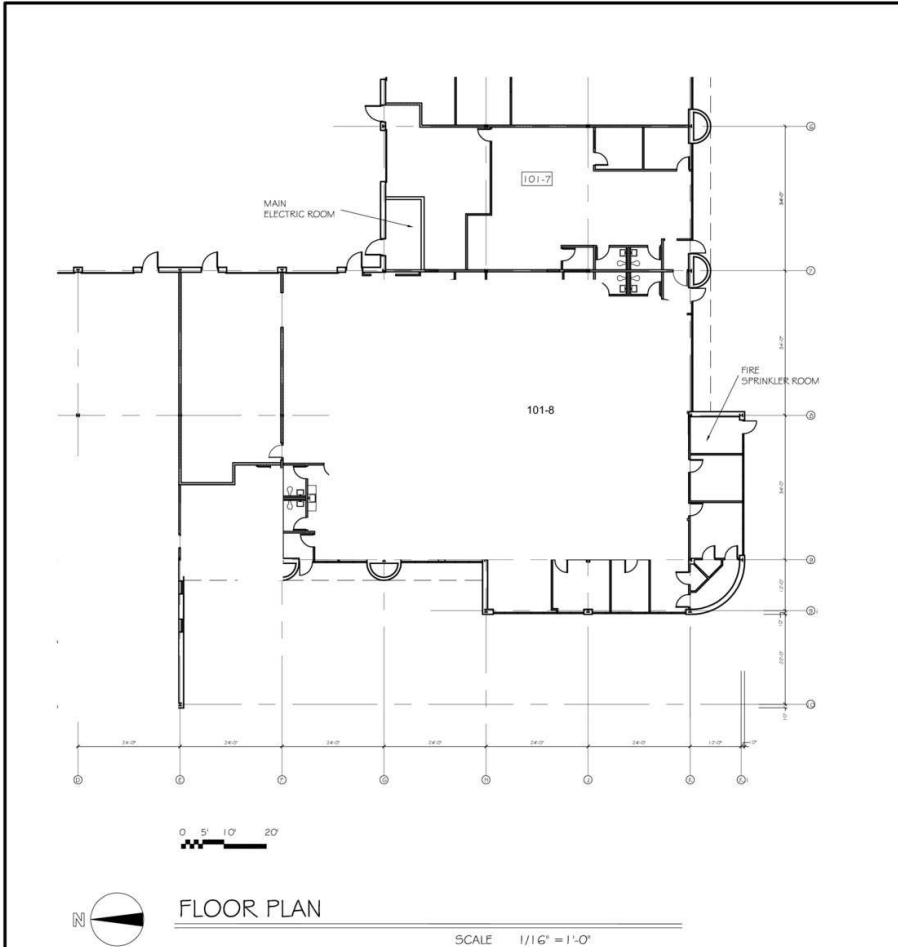
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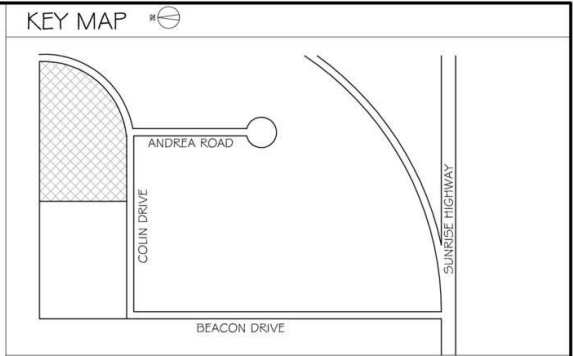
FOR LEASE



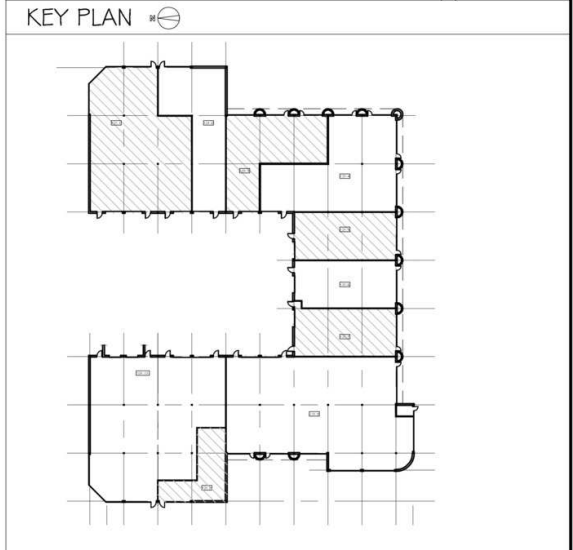
FLOOR PLAN

SCALE 1/16" = 1'-0"

KEY MAP



KEY PLAN




LEASING PLAN FOR:
SHERWOOD CORPORATE CENTER
UNIT 101-7&8
HOLBROOK NEW YORK

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ISSUED FOR REVIEW 11-28-23

THOMAS P. WALSH, ARCHITECT P.C.



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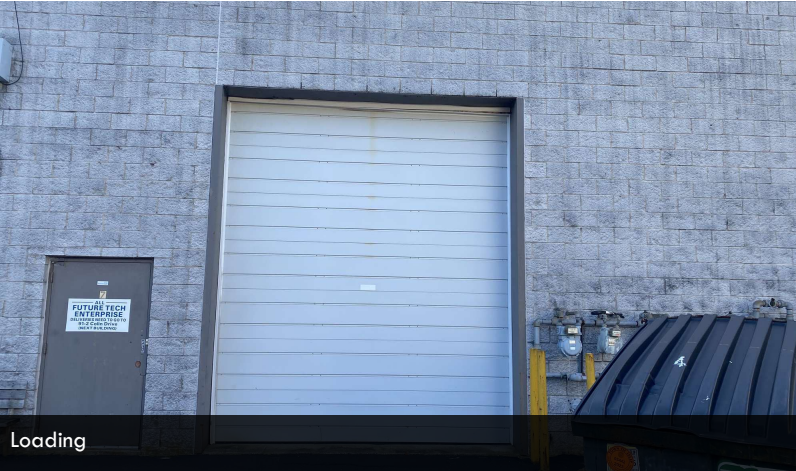
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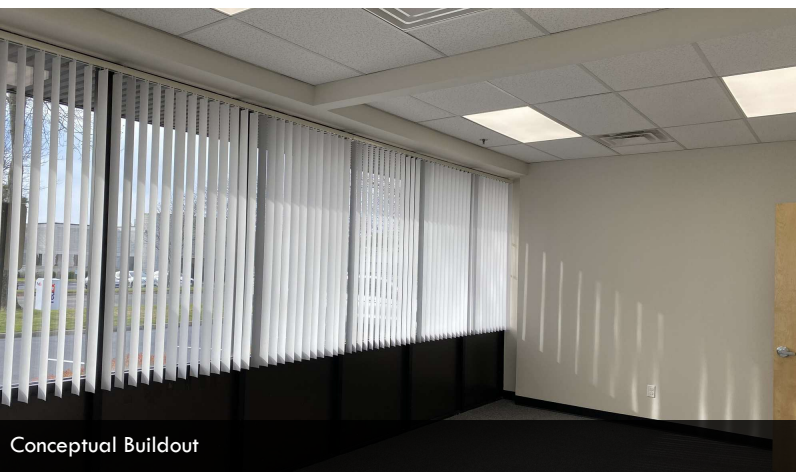
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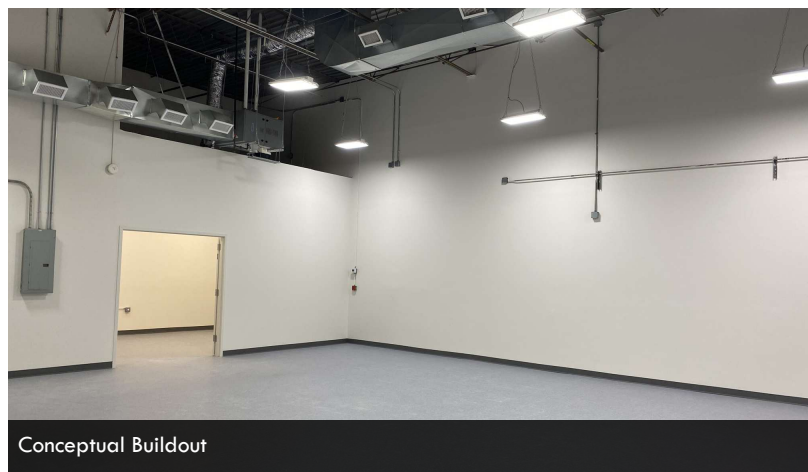
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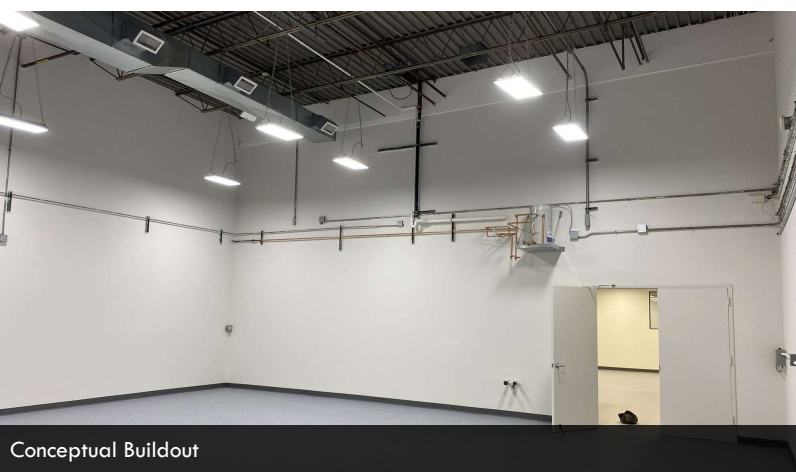
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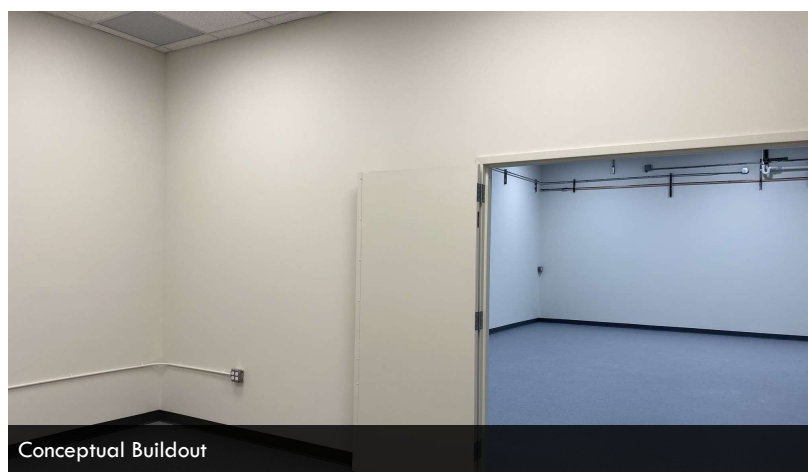
Conceptual Buildout



Conceptual Buildout



Conceptual Buildout



Conceptual Buildout

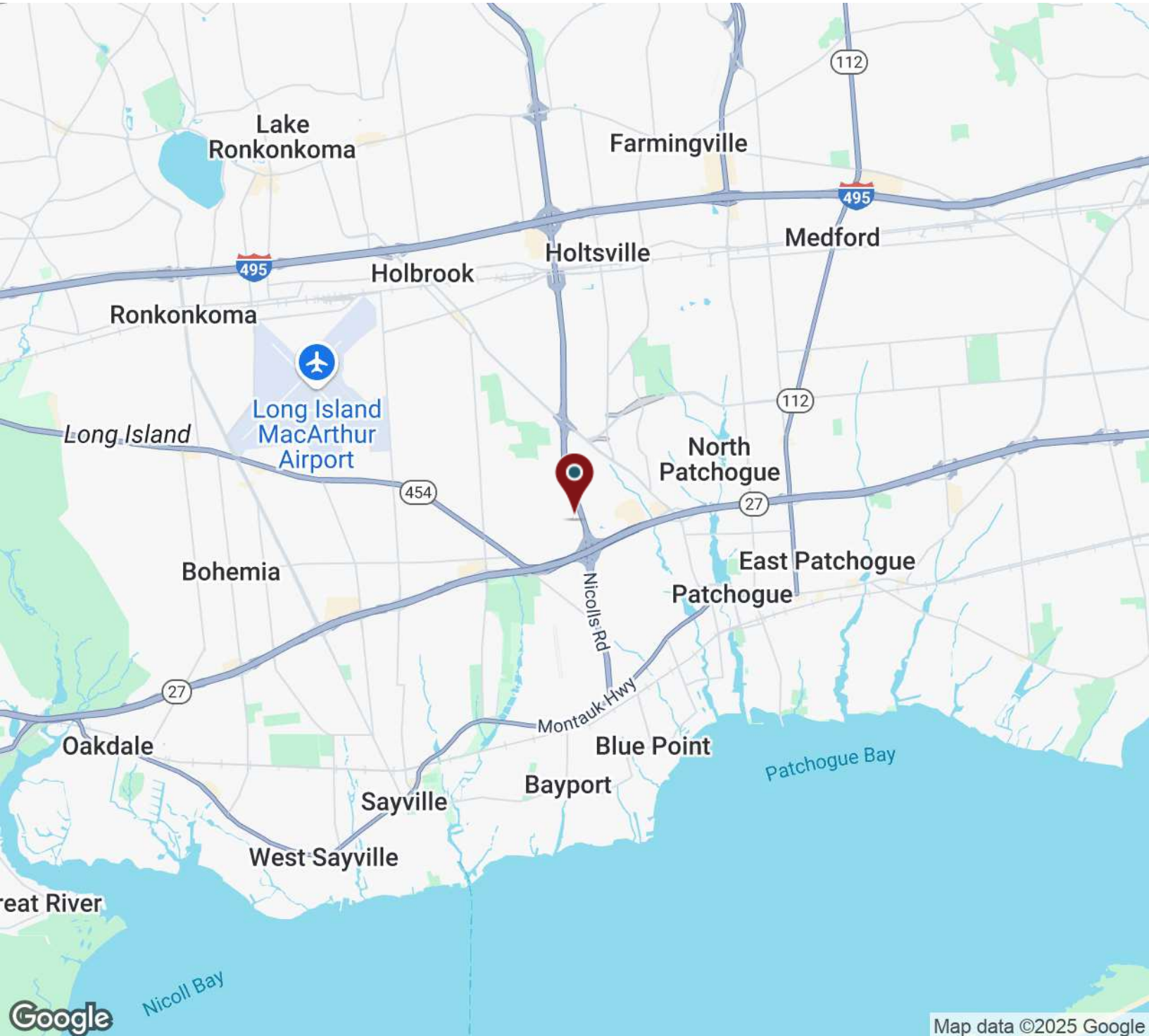
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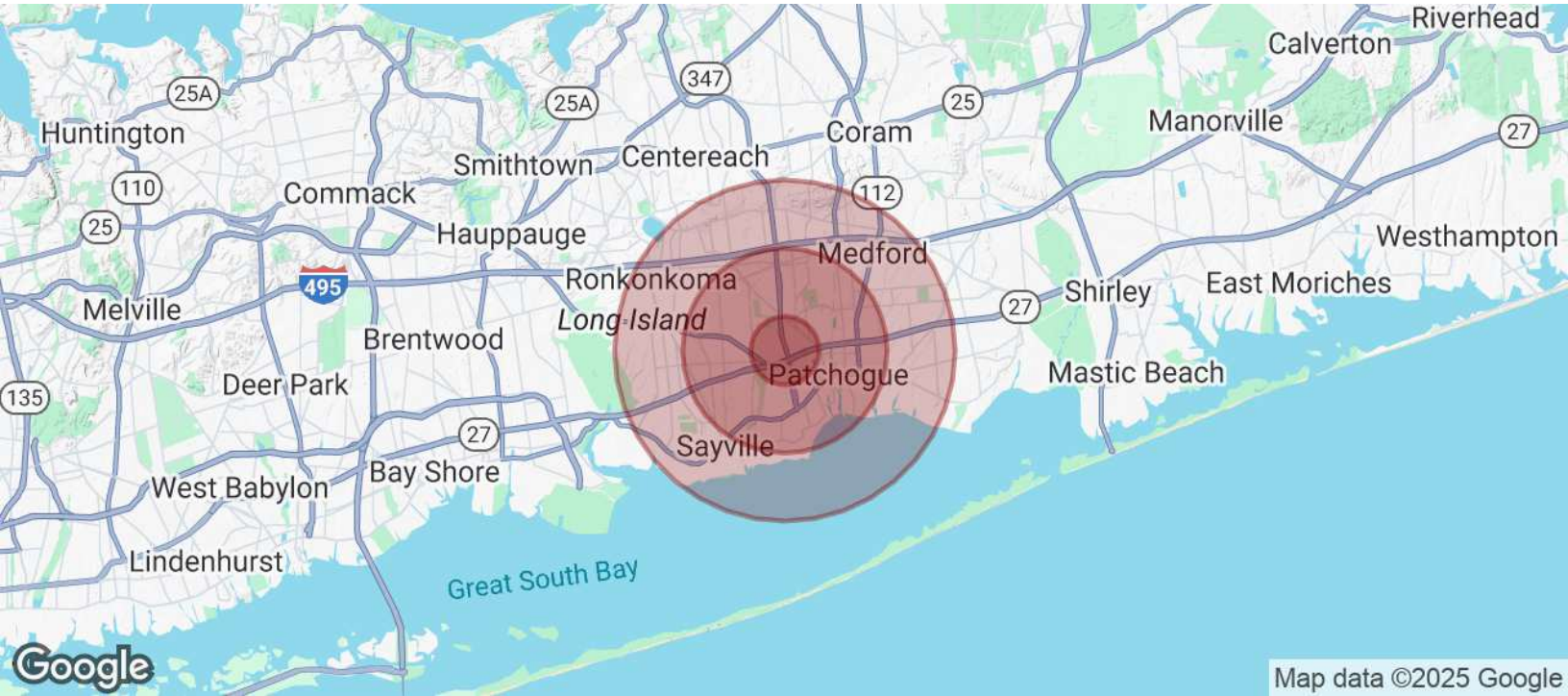
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POPULATION

	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

Demographics data derived from AlphaMap

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