

# 3800 Veterans Memorial Hwy

Bohemia, NY 11716

WAREHOUSE - OFFICE



## CONTACT

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The recipient (“Recipient”) agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient’s employees, agents and consultants who have a valid need to know business reason to know such information (collectively, the “need to know parties”) will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of GRS-US and the Owner, (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or GRS-US or for any purpose other than use in considering whether to purchase the property, and (d) recipient will notify each of the need to know parties of the terms of this agreement and will be responsible for breach of same by any of the need to know parties. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to GRS-US.

**3800 Veterans Memorial Highway  
Bohemia, NY 11716**

# BUILDING HIGHLIGHTS

Global Realty Services USA (GRS-USA) is pleased to exclusively offer the sale **3800 Veterans Memorial Highway, Bohemia, NY 11716**



**THREE TYPES OF USES**  
RETAIL | WAREHOUSE | OFFICE



**27,000 TOTAL SQUARE FEET**



**FOR SALE**



**2 DRIVE IN & 2 DOCKS**



**Approx. 75 PARKING SPACES**



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Bohemia, NY 11716**

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**285' FRONTAGE  
ON VETERANS' HIGHWAY**



**NEW ROOF WITH 20 YEAR WARRANTY**



**MacArthur Airport Business Corridor Adjacent  
HIGH POTENTIAL FOR CONVERSION**

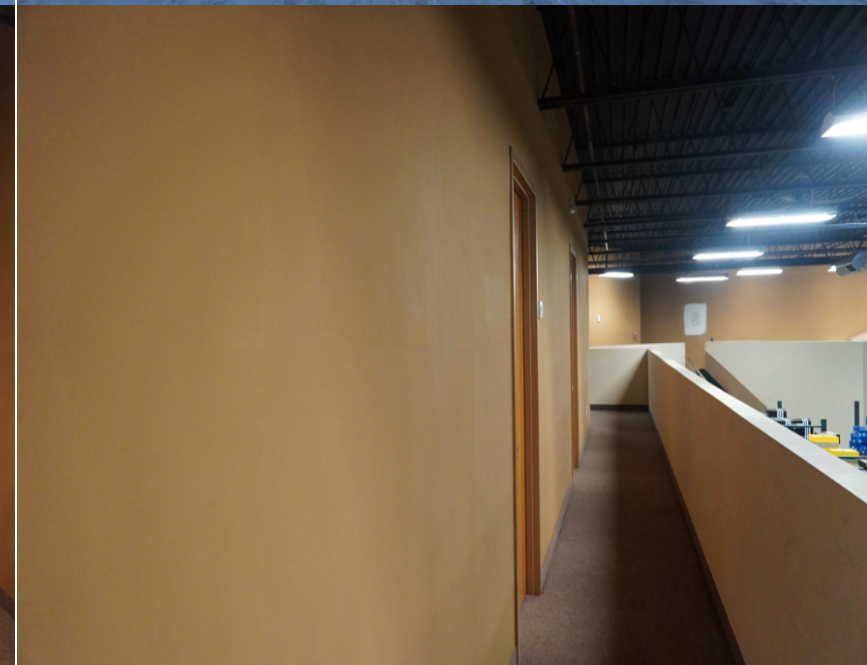
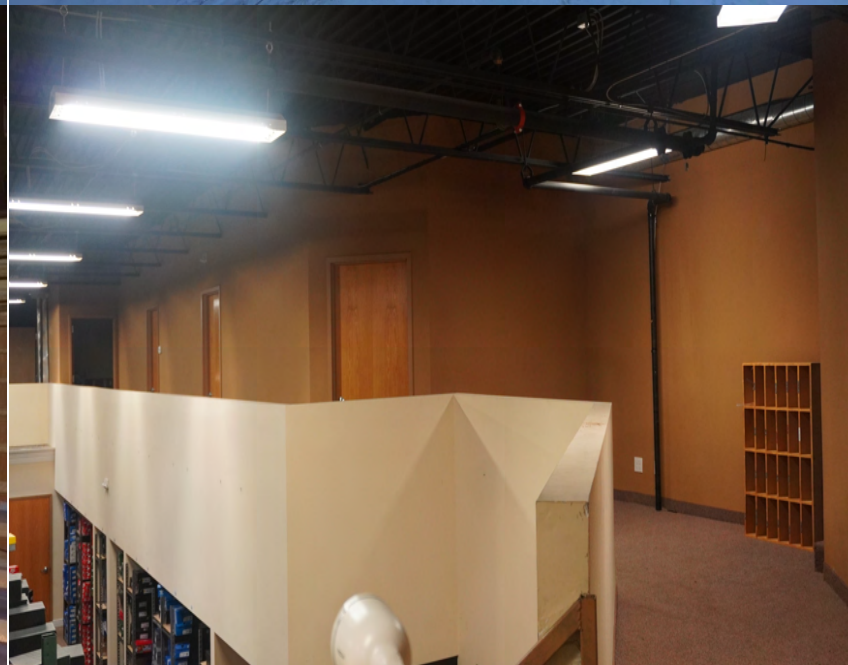


**EASY ACCESS OFF LIE Exit 59 & Sunrise Hwy Exit 49**











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