

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

Q1 2025 delivery

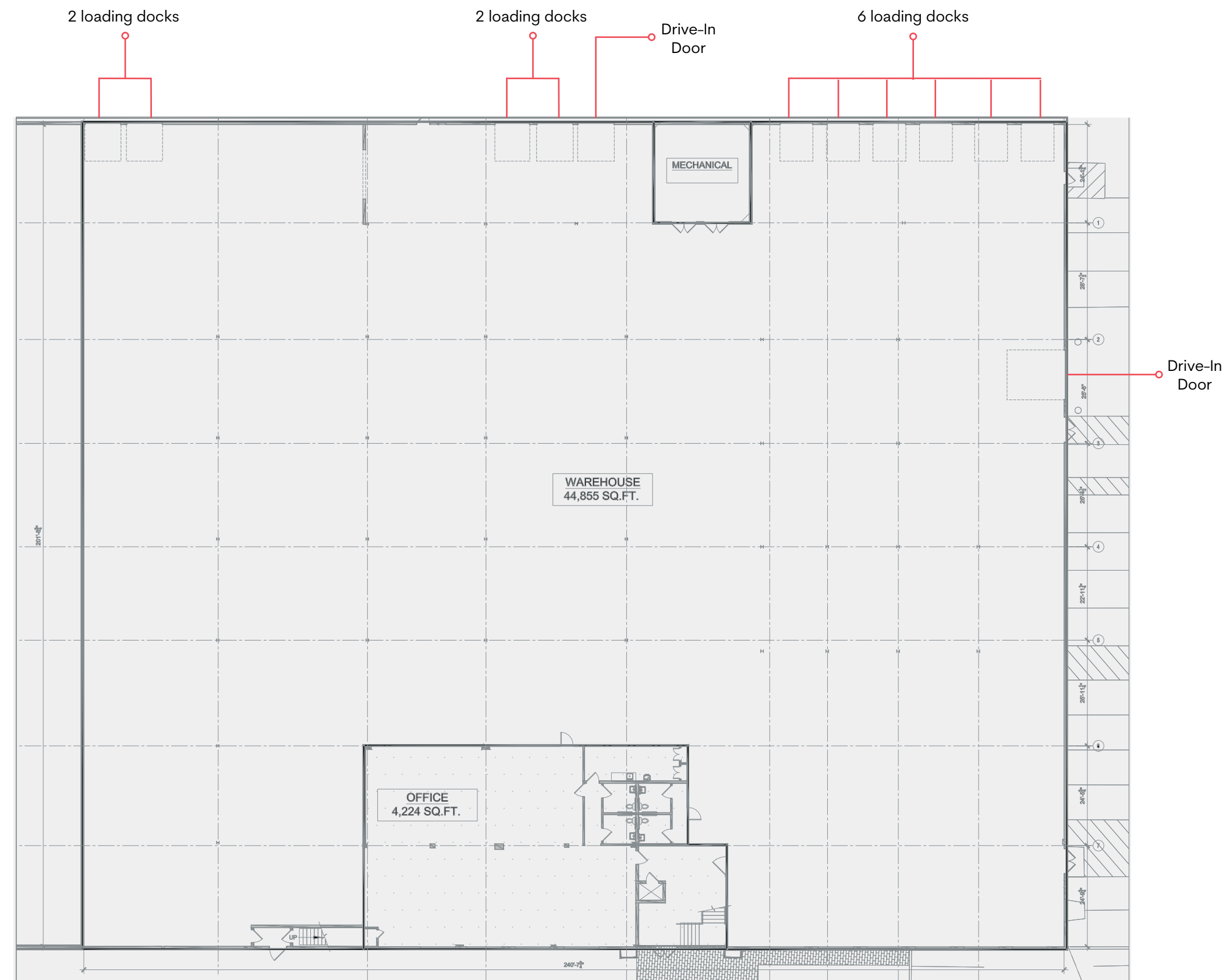
Zoned Industrial G, Town of
Babylon

Tax abatement may apply

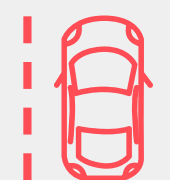


Building Specifications

Building Size	75,202 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



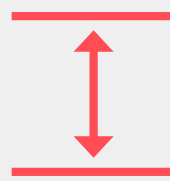
WAREHOUSE LAYOUT



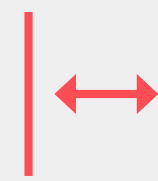
73
Automobile
Parking



10
Loading
Docks



24'
Clear
Height



Varies
Column
Spacing

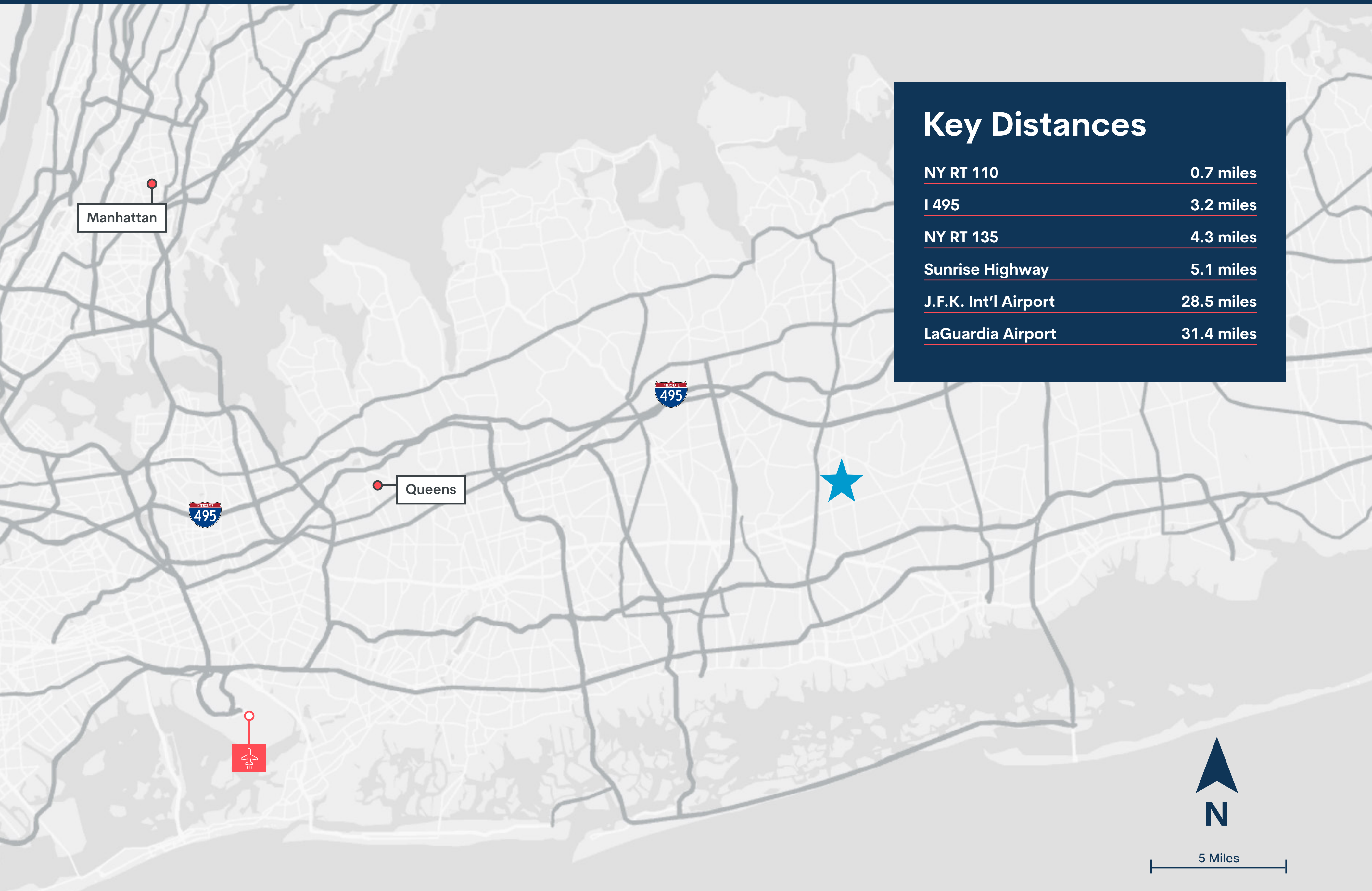
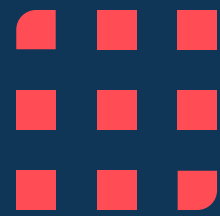


2
Drive-in
Doors



105'
Truck Court
Depth





Key Distances

<u>NY RT 110</u>	<u>0.7 miles</u>
<u>I 495</u>	<u>3.2 miles</u>
<u>NY RT 135</u>	<u>4.3 miles</u>
<u>Sunrise Highway</u>	<u>5.1 miles</u>
<u>J.F.K. Int'l Airport</u>	<u>28.5 miles</u>
<u>LaGuardia Airport</u>	<u>31.4 miles</u>



5 Miles

303 Smith Street

FARMINGDALE, NY 11735



Leasing Contacts

Tom DiMicelli

631.962.2898

tom.dimicelli@jll.com

Andrew Gonzalez

631.962.7383

andrew.gonzalez@jll.com

Max Omstrom

631.962.2504

max.omstrom@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

Brookfield Properties

Ivan Bushka

201.514.1991

ivan.bushka@brookfieldproperties.com

