

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$11.00 SF/yr (NNN)
<b>Available SF:</b>	21,450 SF
<b>CAM:</b>	\$1.50 +/- PSF
<b>Taxes:</b>	\$2.00 +/- PSF
<b>Office:</b>	15% +/-
<b>Drive-In Doors:</b>	3
<b>Loading Docks:</b>	3
<b>Ceiling:</b>	16' Clear
<b>Power:</b>	400 AMPS Three Phase
<b>HVAC:</b>	Full A/C
<b>Sewers:</b>	SCSD #12
<b>Sprinklers:</b>	Full
<b>Zoning:</b>	Light Industrial IND1

## PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer warehouse space for lease in the beautiful campus setting of Sherwood Corporate Center which is located on the northwest corner of Sunrise Highway and Nicolls Road (CR 97). The campus is just minutes south of the Long Island Expressway. Ideal Space for warehouse and distribution, manufacturing or research and development.

Warehouse space for lease with 15+/-% office with 4 offices, conference room, kitchen, reception, and bullpen. 2 baths in office and 4 baths in the warehouse.

## PROPERTY HIGHLIGHTS

- Column Spacing 40' X 24'
- 15% +/- Office
- Ample Parking

## LORRAINE O'HARA

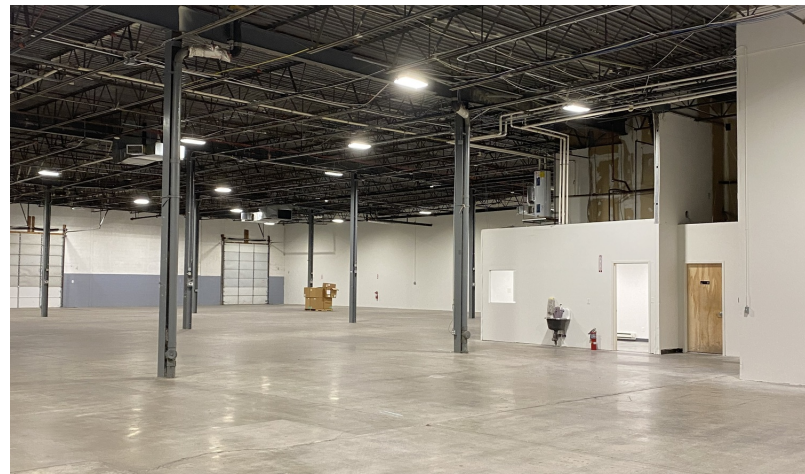
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NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
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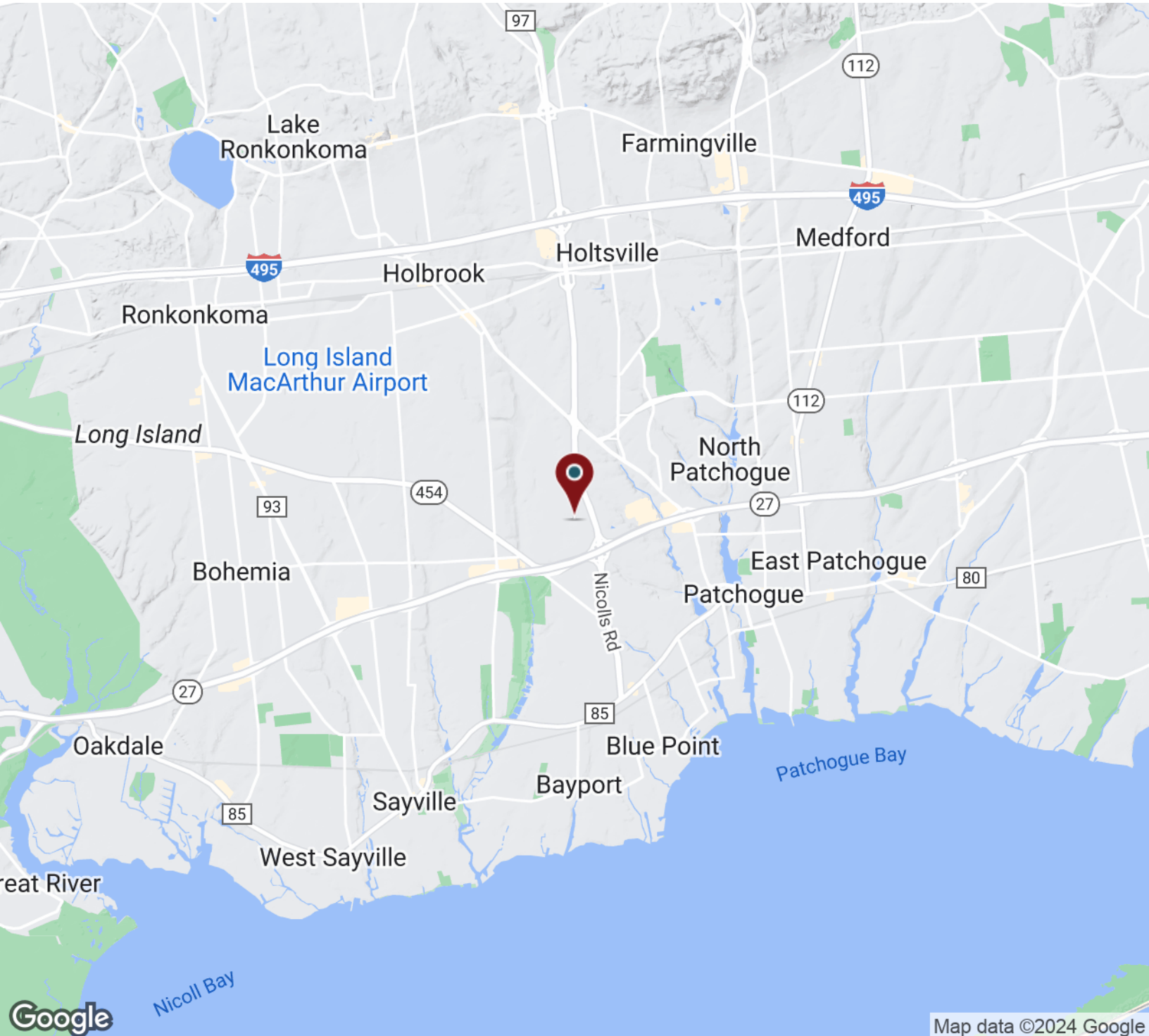
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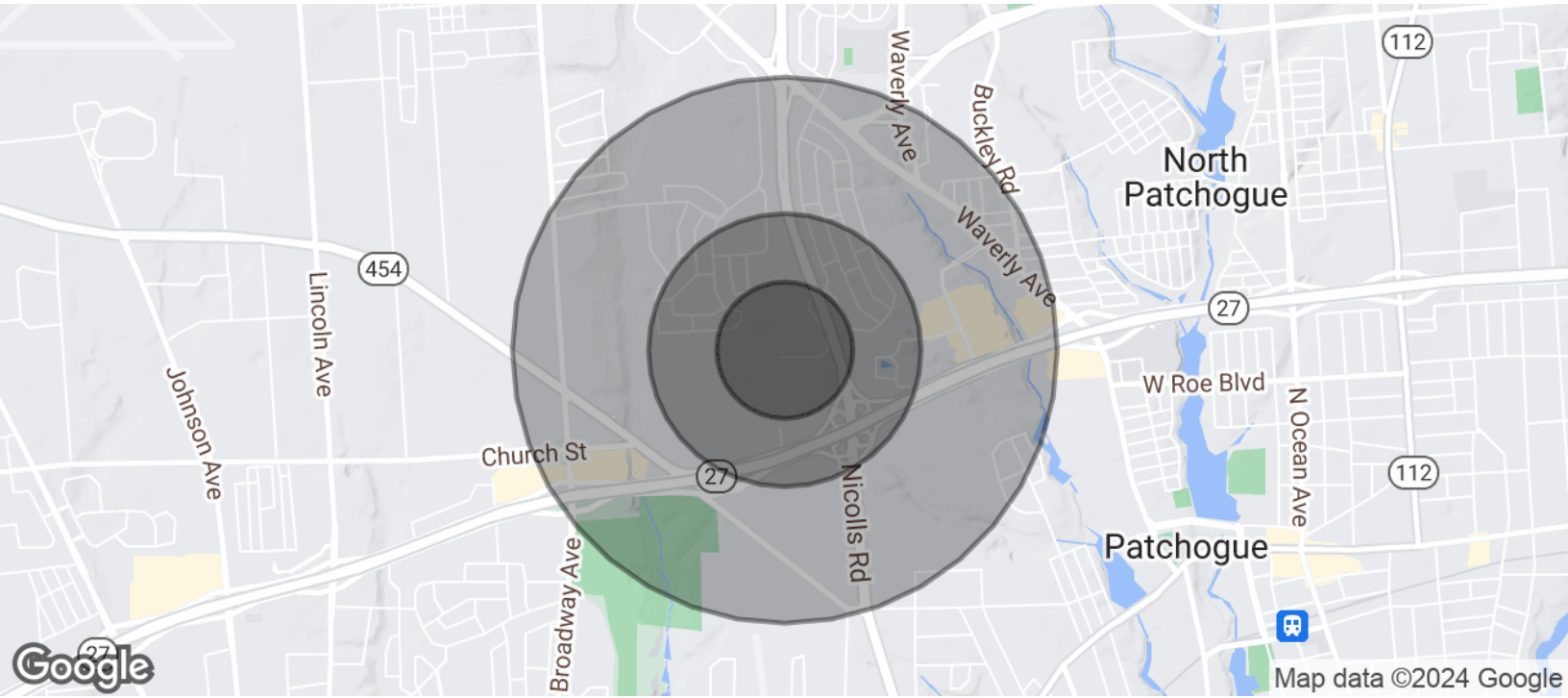
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	549	2,483	9,238
Average Age	34.8	40.1	42.6
Average Age (Male)	33.3	38.6	41.7
Average Age (Female)	38.0	43.2	44.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	245	1,076	3,805
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$101,900	\$105,250	\$110,481
Average House Value	\$421,634	\$431,536	\$414,288

\* Demographic data derived from 2020 ACS - US Census

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