

2900 VETERANS MEMORIAL HIGHWAY

BOHEMIA, NY

± 38,950 SF
INDUSTRIAL FLEX
FOR SALE

ALISON BRENNAN



(631) 234-3200

VISIT OUR WEBSITE



www.fdcrealty.com

CONTACT US



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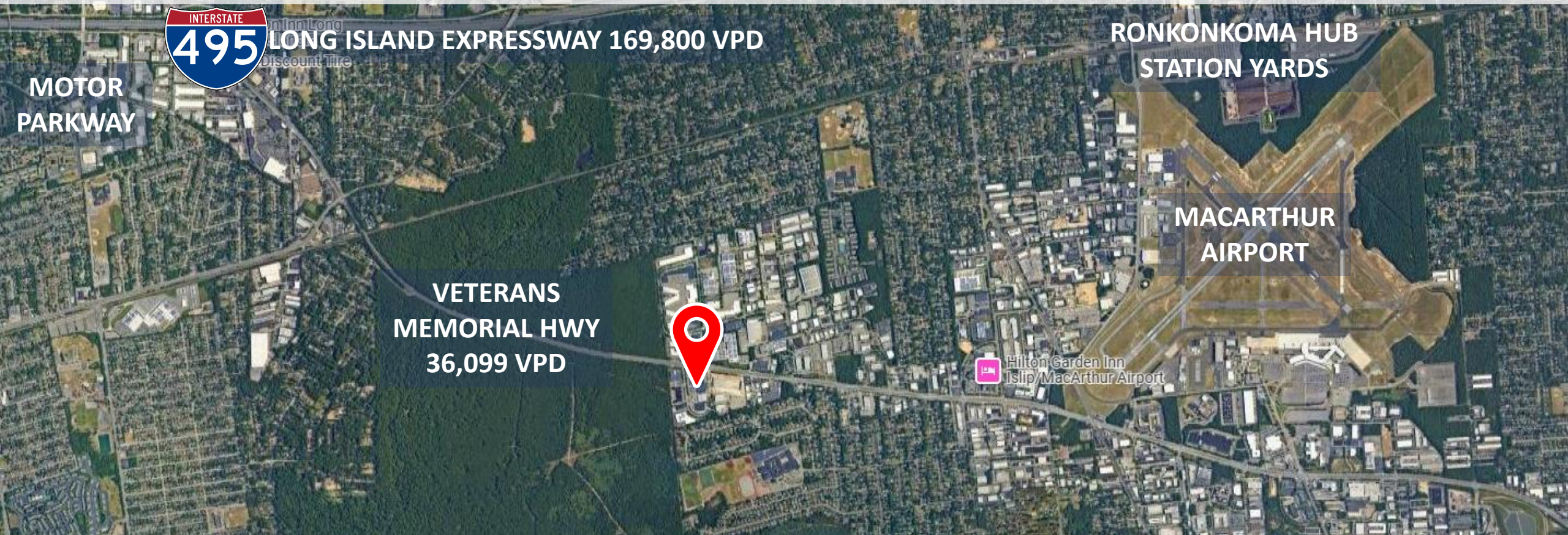


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PROPERTY INFORMATION

Address:	2900 Veterans Memorial Hwy, Bohemia, NY	Office Area:	± 5,500 SF	Parking:	± 80 Stalls
Zoning:	IND 1, partial ICD, Town of Islip	Warehouse Area:	± 33,450 SF	RE Taxes:	TBD
Building SF:	± 38,950SF	Ceiling Heights:	9' – 13'6" Clear	Sewer:	Public Sewer
Property Size:	± 110,000 SF (2.52 Acres)	Loading:	3 Docks, 2 Drive-ins	Sprinklers:	Wet

LOCATION

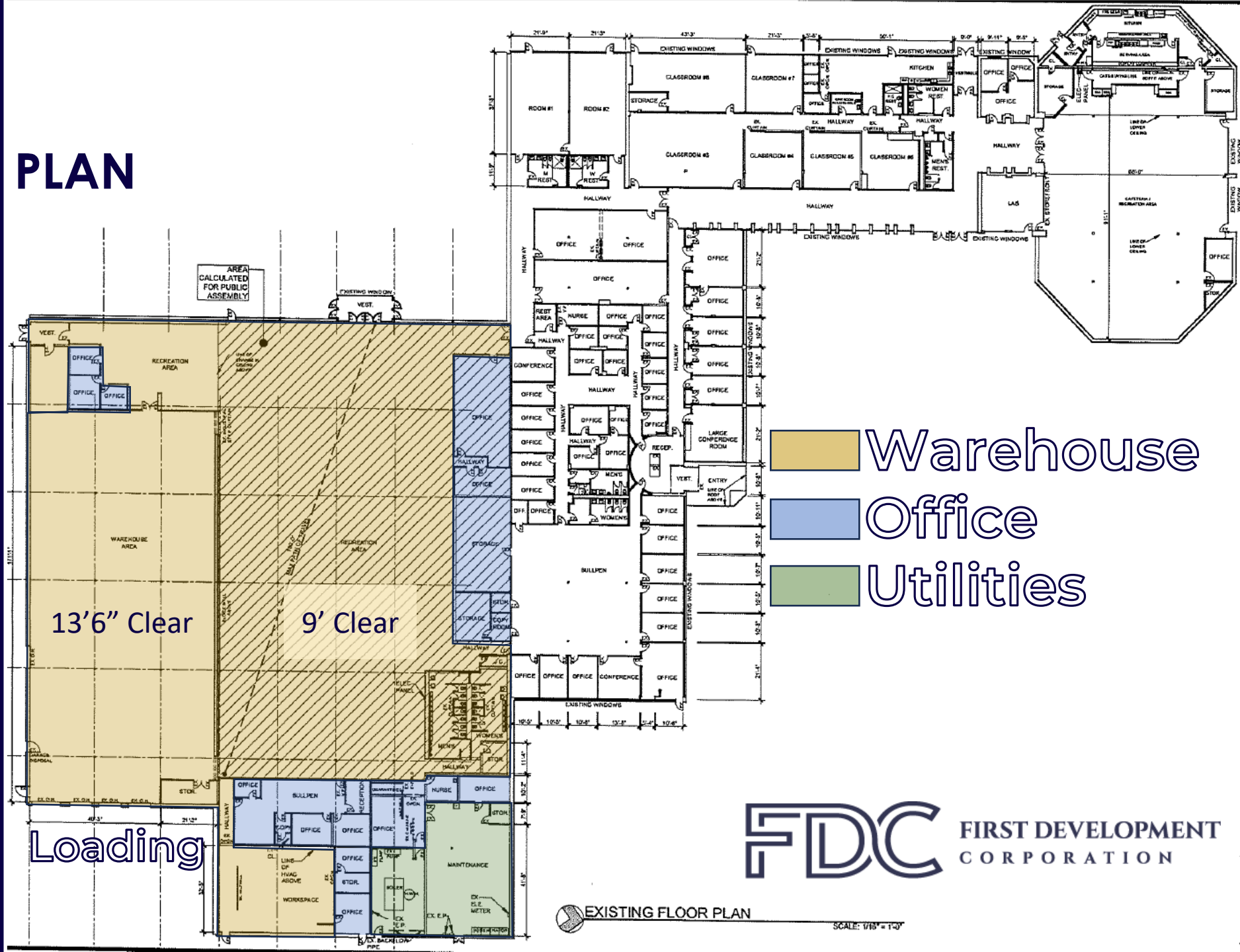
± 3 Miles from Long Island Expressway (I-495)



➤	I-495/LIE	3.4 miles / 7 minutes
➤	JFK Int'l Airport	44 miles / 49 minutes
➤	LaGuardia Airport	43 miles / 50 minutes
➤	Manhattan	51 miles / 1 hour 8 minutes



FLOOR PLAN



MARKET OVERVIEW

5 Mile Radius



2023 Population of 237,414
2028 Projection of 241,253



\$134,522 Average Household Income
\$112,912 Median Household Income



12,424 Businesses with
110,316 Employees

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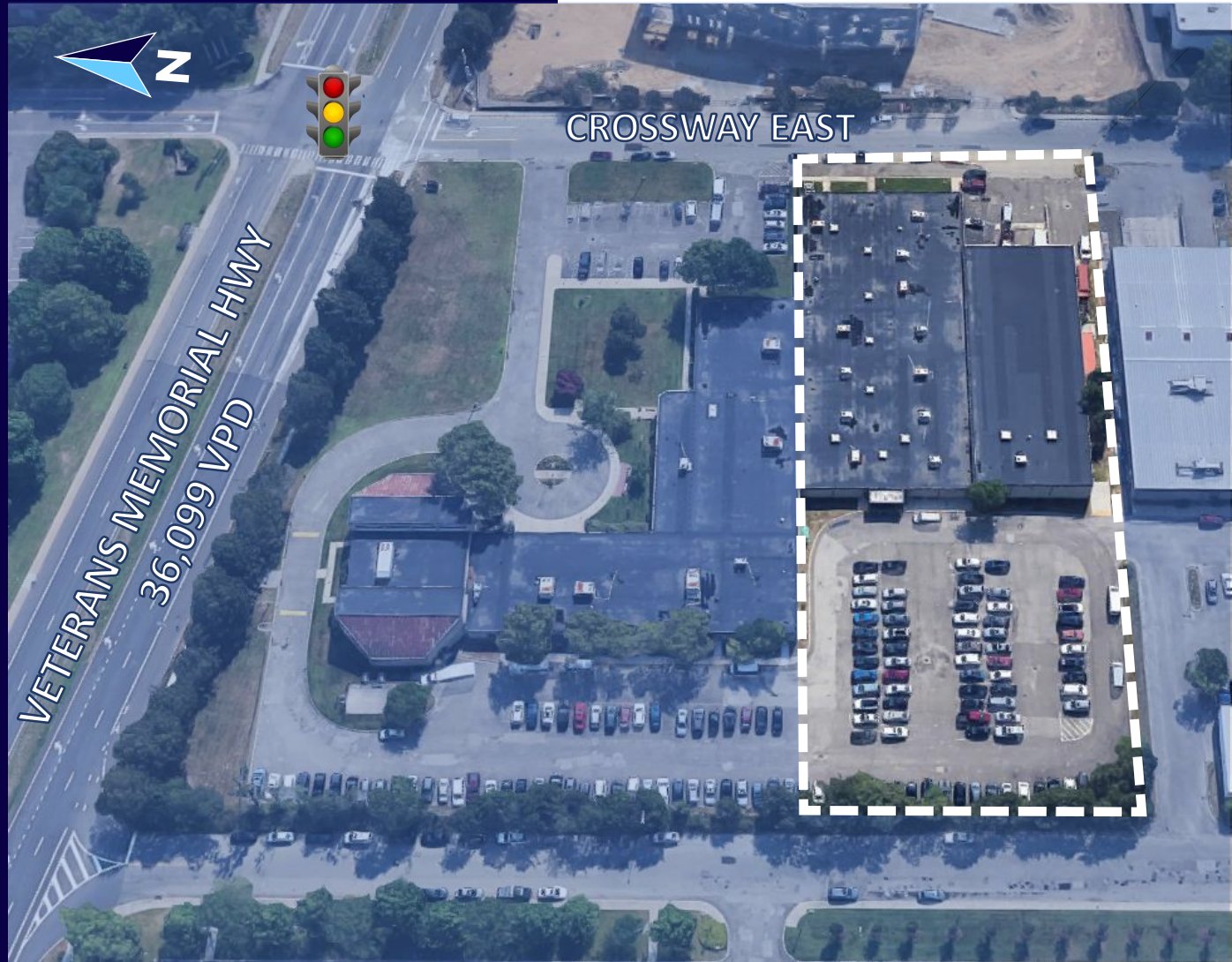


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