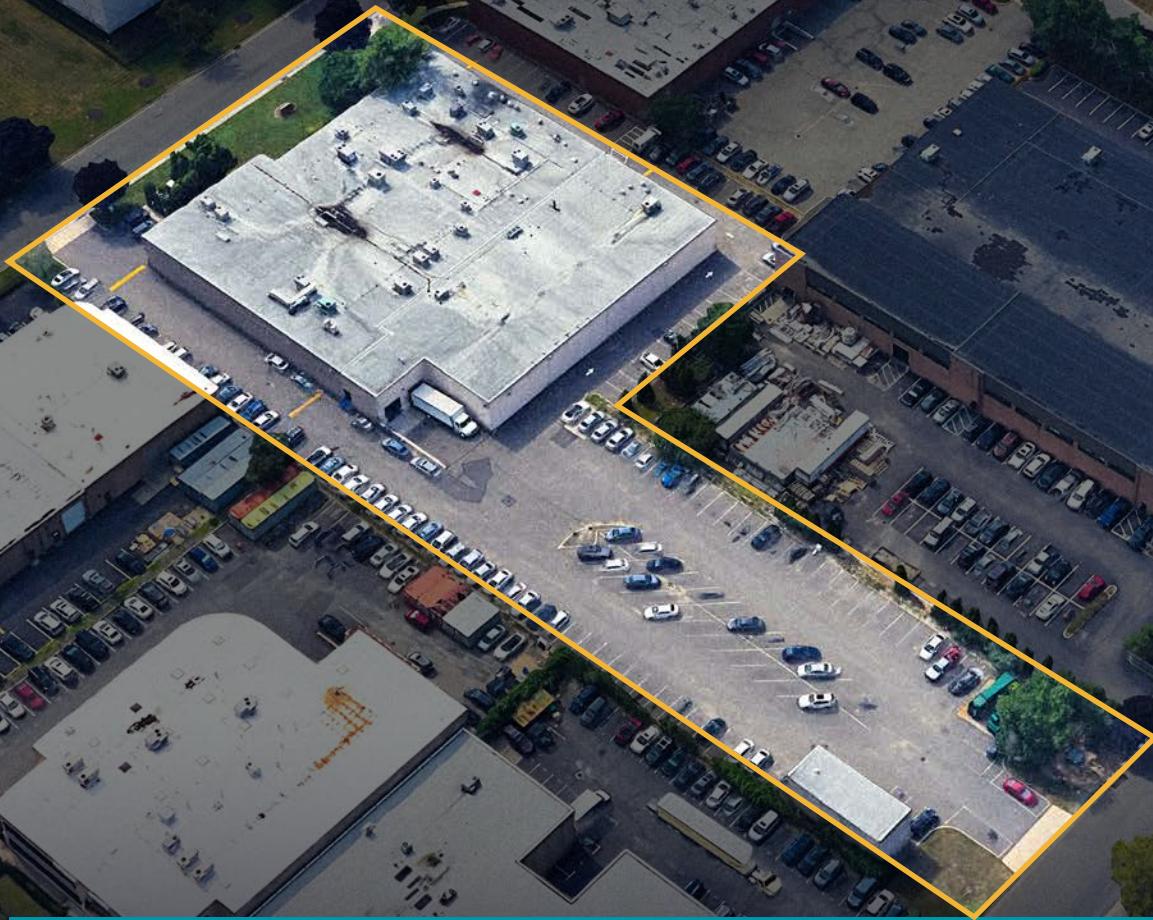


A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** SALE OPPORTUNITY

60 EXECUTIVE BOULEVARD

FARMINGDALE, NEW YORK

AVAILABLE IMMEDIATELY



±43,000 SF INDUSTRIAL FLEX MEDICAL LABORATORY RESEARCH & DEVELOPMENT
AVAILABLE | FOR SALE

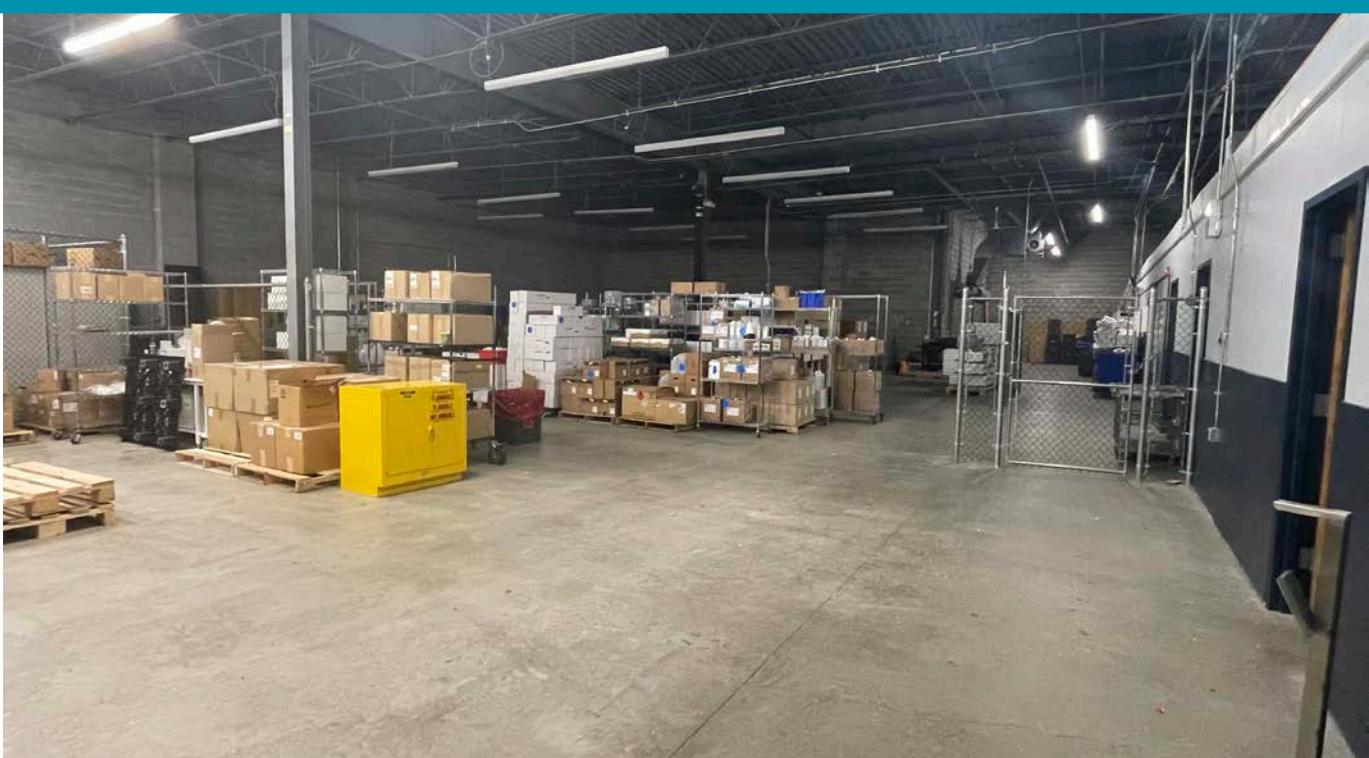
PROPERTY OVERVIEW

POSSESSION:	Immediate
TOTAL BUILDING SIZE:	± 43,000 SF
ACCESSORY BUILDING:	± 2,250 SF
LOT SIZE:	2.66 Acres
OFFICE/ LAB / R&D SPACE:	± 30,000 SF
WAREHOUSE SPACE:	± 13,000 SF
CLEAR HEIGHT:	16'
LOADING DOCKS:	2 Exterior
POWER:	2,400 amps, 208 volts, 3 phase
CAR PARKING:	164 Spaces (4.40 stalls per 1,000 SF)
SEWERED:	Yes
ZONING:	Industrial G "Town Of Babylon"
REAL ESTATE TAXES:	\$3.65 PSF
PRICING:	Upon Request



PROPERTY HIGHLIGHTS

- Fully Air Conditioned Facility
- Two (2) Back-Up Generators
- Floor Drains
- Recently update HVAC with HEPA & UV filtering
- Situated in a planned industrial park
- Former Medical/Clinical Laboratory



EXISTING FLOOR PLAN



CONCEPTUAL FLOOR PLAN



INDUSTRIAL FLEX FACILITY AVAILABLE FOR SALE

60 EXECUTIVE BOULEVARD
FARMINGDALE, NY



FOR MORE INFORMATION,
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