



FOR SALE or LEASE

**WE ARE PLEASED TO ANNOUNCE OUR APPOINTMENT AS EXCLUSIVE
AGENT REGARDING THE SALE/ LEASE OF THE FOLLOWING PROPERTY:**

3350 ROUTE 112, MEDFORD NY
NEW CONSTRUCTION

28,004 sq.ft. on 3.21 acres

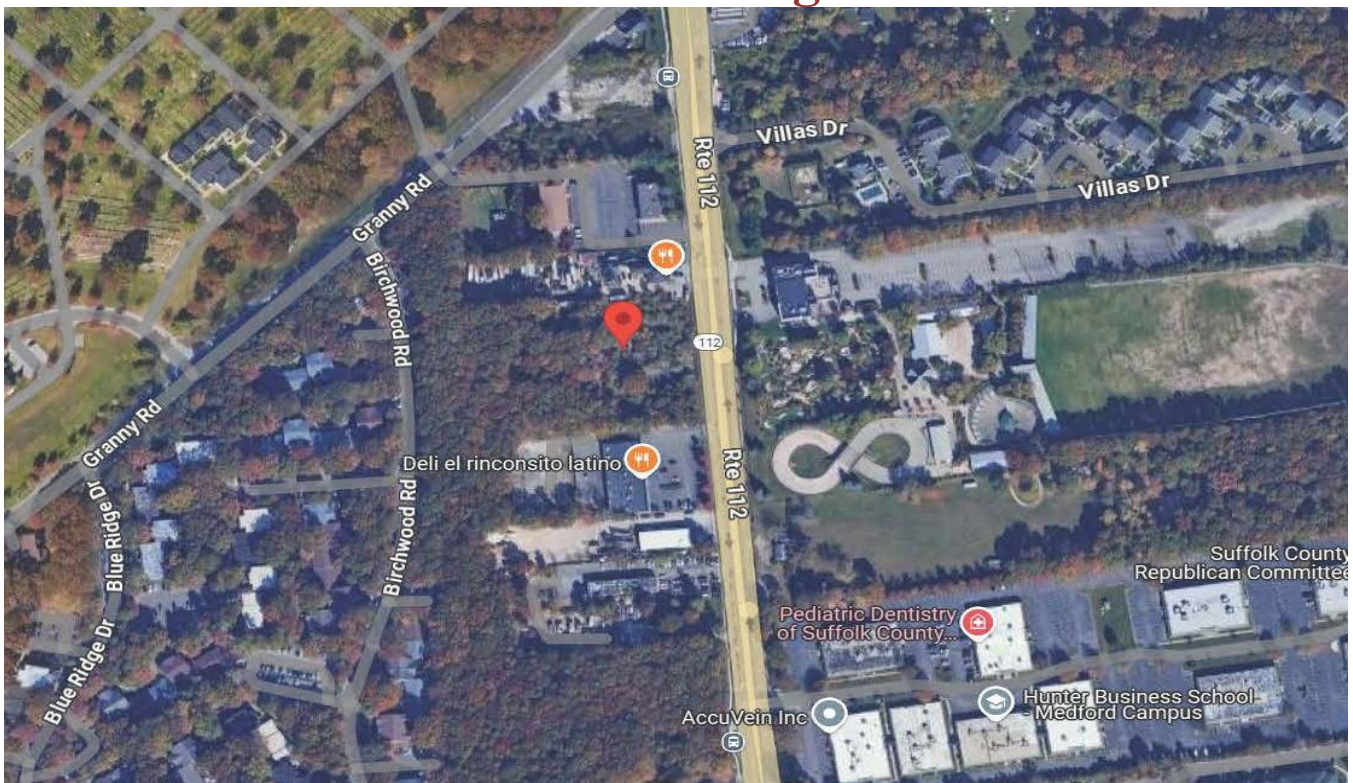


7001 BRUSH HOLLOW ROAD WESTBURY, N.Y 11590 PHONE (516) 334-4300 EMAIL:cleva@optonline.net
NOWARRANTY,EXPRESS OR IMPLIED IS MADE HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS,CHANGE OF PRICE OR OTHER
CONDITIONSWITHDRAWAL WITHOUT NOTICE, AND ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPALS

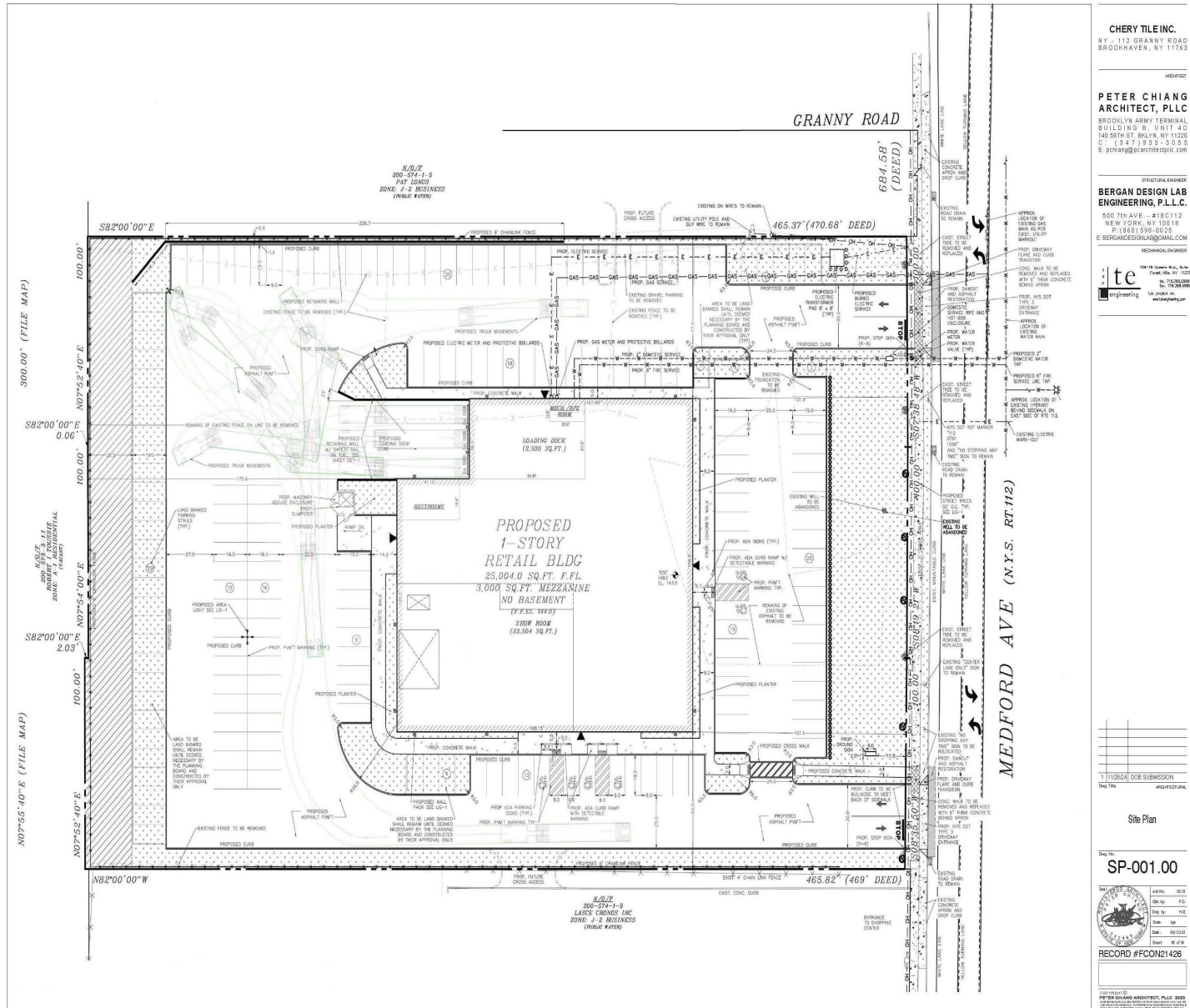


Building Specifications

- 3,000 sq.ft. Mezzanine Office Area
- 30Ft. Clear Under Steel
- Fully Sprinklered
- Column Spacing (58' x 41')
- 1200 Amp Service
- Gas Heat; Spec'd For Full A/C
- 3 Loading Docks; 1 Drive In
- 197 Car Parking



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CHERY TILE INC.
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11/12/2024 DOE SUBMISSION
Site Plan

SP-001.00



RECORD #F00N21426

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USES: - Retail, Recreation, Wholesale,
Warehouse, Distribution

- Outside Storage of Equipment Possible
- Occupancy 1st Quarter 2026

NOTE: - The site is fully approved to begin construction
with a “high end” finish (plans can be modified
to suit)

- Building is for sale or for lease.
- Possible sale of the fully approved site.

PRICE GUIDANCE :

SALE

/ LEASE- (build to suit) please call

- (fully approved plans and land) \$3,900,000

For questions or price information:

Please Call BRIAN CLEVA or FRANK DEAN
(516- 902-8303) (516- 458-2649)

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