

SECURED OUTDOOR PARKING & STORAGE · EAST FARMINGDALE / MELVILLE, NY

# ±113,847 RSF Paved & Fenced Parking Yard

123 Smith Street · East Farmingdale, NY 11735 · Suffolk County

**±113,847**

Rentable Square Feet · Paved Yard

**3.7**

Total Acres

Available for Lease or Purchase

## PROPERTY OVERVIEW

- **±113,847 rentable SF** of paved, striped parking within a **±3.7-acre** secured, fully fenced yard — available for lease or purchase.
- Automobile, **box-truck & fleet parking** readily configured for trailers, containers or equipment.
- **Secured, fully fenced yard** with a gated, controlled entrance and 6' perimeter chain-link.
- Site lighting, drainage & paved surface **already in place** — turn-key, no improvements required.
- **Zoned Industrial** (Town of Babylon) & **R-3M** (Town of Huntington) — established East Farmingdale / Melville corridor.

## IDEAL FOR

Last-Mile Delivery Hub

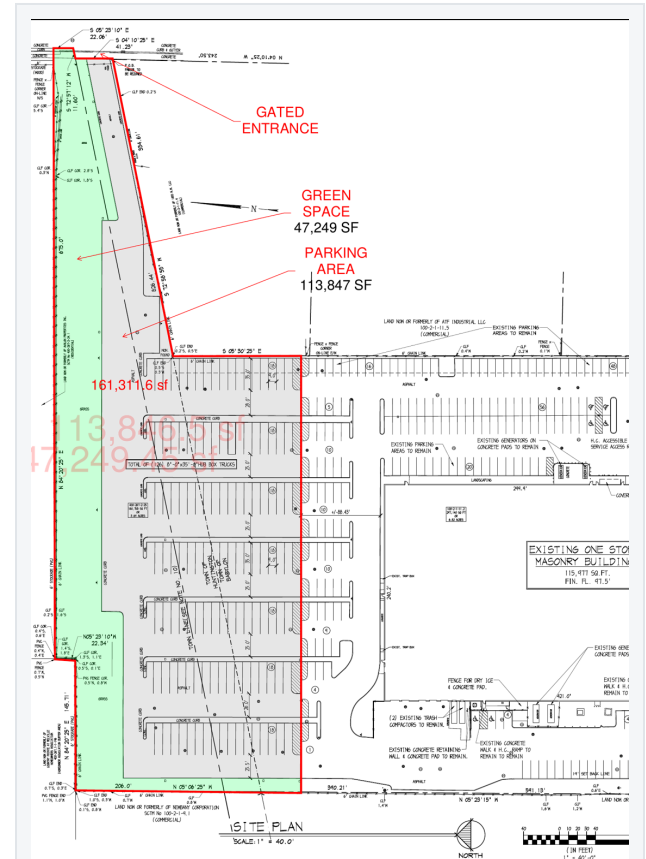
Box-Truck & Fleet Parking

Trailer / Container Storage

Contractor Staging

Vehicle Storage

## AVAILABLE AREA



Site Plan (SP-100) — available area outlined; gated entrance & striped parking field.

## LOCATION & ACCESS

- In the **East Farmingdale / Melville** corridor off **New Highway / Route 110** (Broadhollow Rd).
- Minutes to the **Southern State Pkwy, LIE & Republic Airport**.
- Central to Nassau, Suffolk & the NYC boroughs — prime last-mile position.

## PRICING

**Offers Invited — Present All Offers**

## EXCLUSIVE ADVISORS

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## Secured Parking Yard — Aerial & Site Context



— Available area outlined in red — striped parking field fronting New Highway.

±113,847 rentable SF of paved, striped parking within a ±3.7-acre secured, fully fenced yard at 123 Smith Street, East Farmingdale / Melville, Suffolk County. Zoned Industrial (Town of Babylon) & R-3M (Town of Huntington). Gated entrance, direct access to New Highway / Route 110, and minutes to the Southern State Parkway, LIE & Republic Airport — a prime last-mile, fleet & outdoor-storage position on Long Island. Available for lease or purchase.

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