



6280 State Route 96

6280 State Route 96, Farmington, NY 14425



Marty Grizzanti

Suplex Properties, LLC

227 E Bergen Pl, Suite 8, Red Bank, NJ 07701

mgrizzant@gmail.com

(585) 402-2985

6280 State Route 96

\$15.00 /SF/YR

6280 NY-96 | Farmington, NY
2,858 SF Available | 19,000 SF Commercial Building

High-visibility commercial space with strong frontage along Route 96, one of Farmington's busiest corridors. Approximately 2,858 SF available in the front of this 19,000 SF multi-tenant building, offering prime exposure and convenient access.

Property Highlights:

- Layout: Three private offices, dedicated patient/treatment room, and two bathrooms
 - Flow: Efficient configuration between reception, consult rooms, and clinical space
 - Medical-Ready: Ideal for dentists, physical therapists,...
- Prime Visibility: Strong frontage and signage opportunity along high-traffic NY-96
 - Functional Layout: Three private offices, dedicated treatment/patient room, reception flow
 - Available Space: 2,858 SF front commercial/office space within a 5,500 SF building



Rental Rate: \$15.00 /SF/YR

Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 3,000 SF

Year Built: 2000

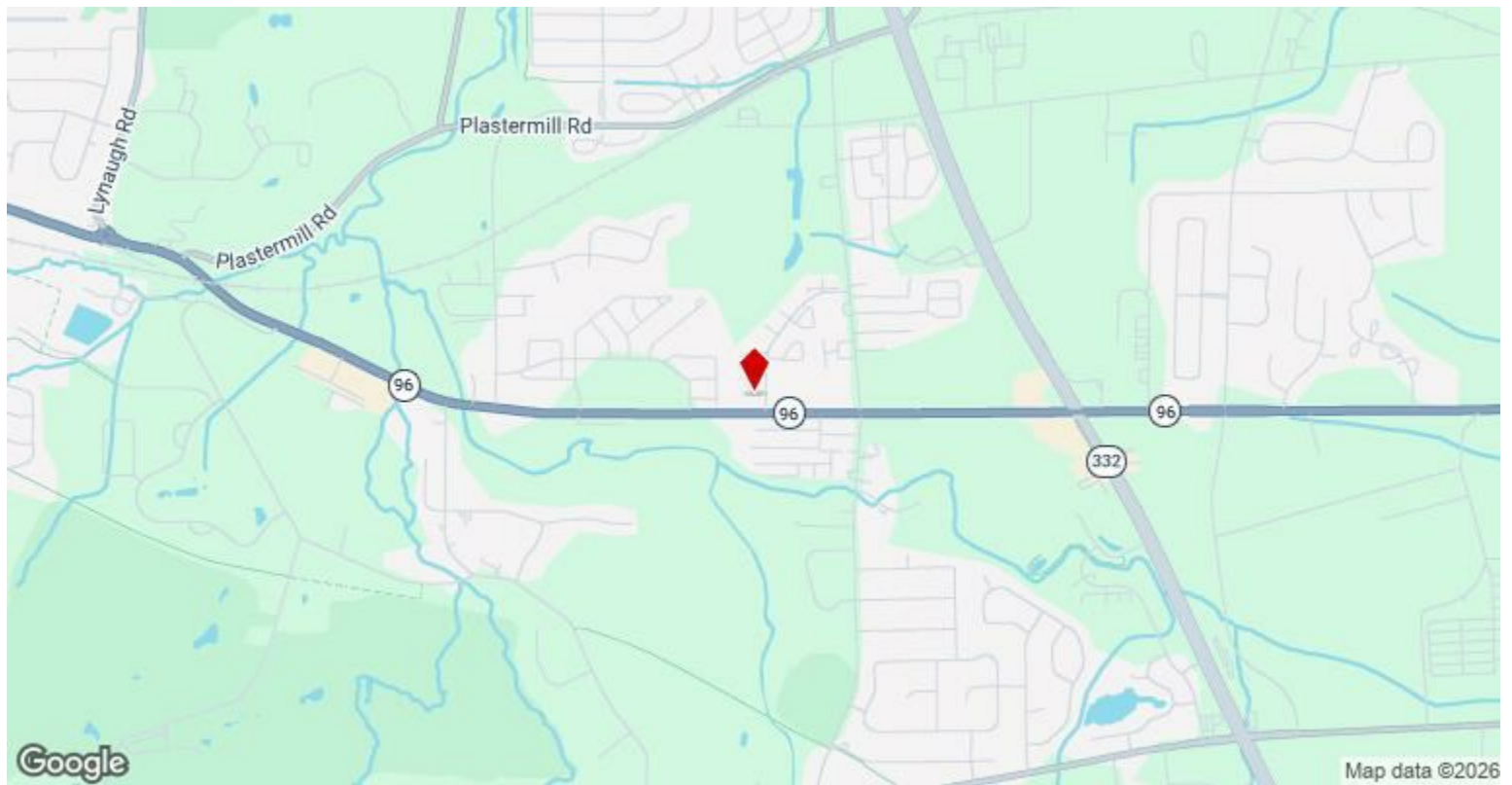
Rental Rate Mo: \$1.25 /SF/MO

1st Floor

| | |
|-----------------|----------------|
| Space Available | 2,858 SF |
| Rental Rate | \$15.00 /SF/YR |
| Date Available | Now |
| Service Type | Negotiable |
| Office Size | 300 SF |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 1 - 10 Years |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-------------------------|-------------|---------------|
| Fastenal | - | |
| Mattress By Appointment | - | |



6280 State Route 96, Farmington, NY 14425

6280 NY-96 | Farmington, NY
2,858 SF Available | 19,000 SF Commercial Building

High-visibility commercial space with strong frontage along Route 96, one of Farmington's busiest corridors. Approximately 2,858 SF available in the front of this 19,000 SF multi-tenant building, offering prime exposure and convenient access.

Property Highlights:

- Layout: Three private offices, dedicated patient/treatment room, and two bathrooms
- Flow: Efficient configuration between reception, consult rooms, and clinical space
- Medical-Ready: Ideal for dentists, physical therapists, medical equipment, or other healthcare services
- Synergy: Located next to an established chiropractic office for built-in exposure
- Parking: Ample on-site parking for staff and patients
- Visibility: Strong signage opportunities along high-traffic Route 96
- Community: Surrounded by residential growth and complementary businesses

If you're looking for a medical-ready space with high visibility and built-in momentum, this location delivers.

Property Photos



Property Photos



3-web-or-mls-4Q0A6452

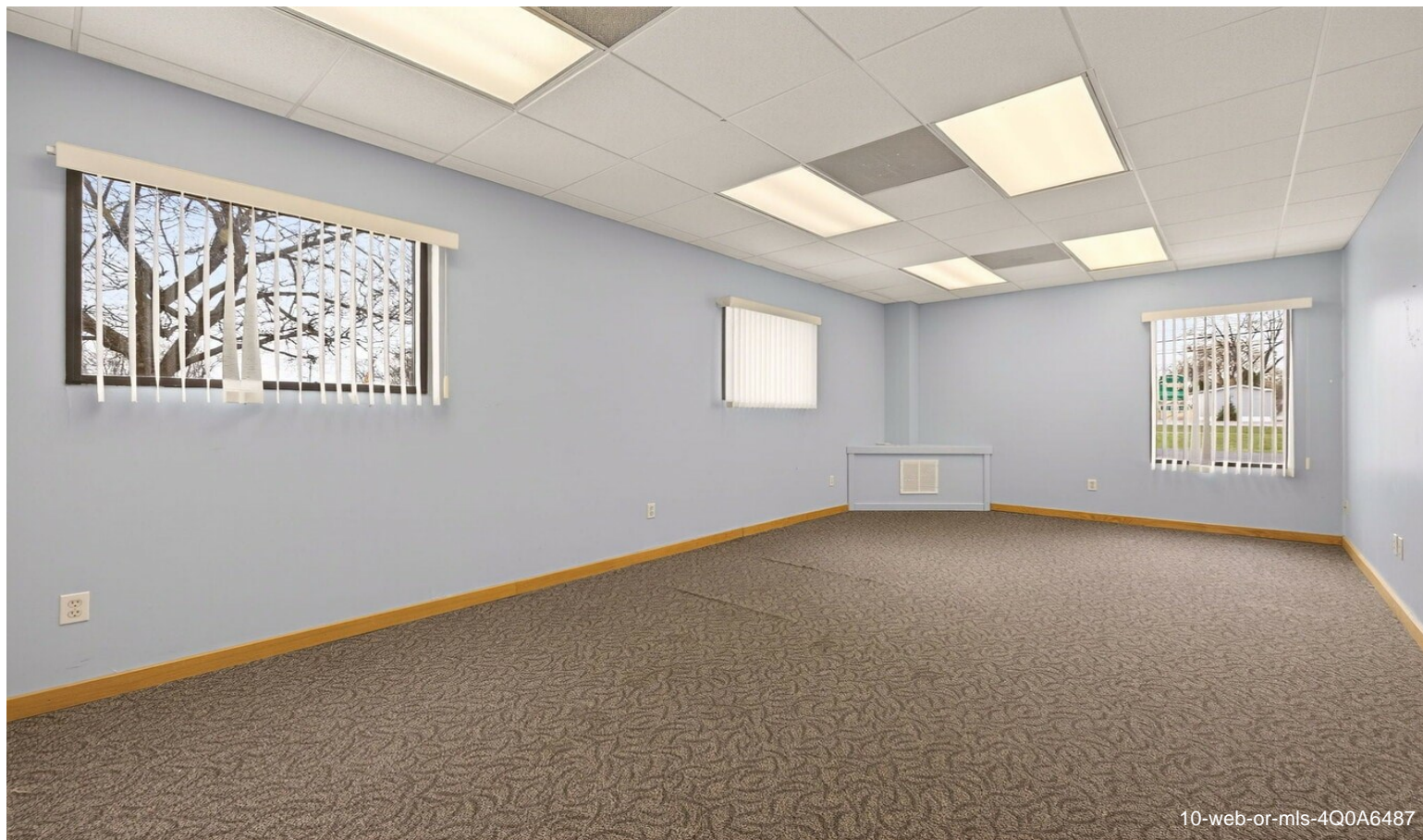


1-web-or-mls-4Q0A6446

Property Photos



2-web-or-mls-4Q0A6449



10-web-or-mls-4Q0A6487

Property Photos



4-web-or-mls-4Q0A6455



5-web-or-mls-4Q0A6458

Property Photos



11-web-or-mls-4Q0A6488



6-web-or-mls-4Q0A6463

Property Photos



7-web-or-mls-4Q0A6470



8-web-or-mls-4Q0A6474

Property Photos



Untitled design (12)



9-web-or-mls-4Q0A6476

