

# 21 CROSSWAYS EAST

Bohemia, New York | **For Lease**



34,151 SF WAREHOUSE | 22' CLEAR HEIGHT | AVAILABLE APRIL 2024



# PROPERTY OVERVIEW

**ACCESS**  
Two way ingress/  
egress



**ACCESS**  
Two way ingress/  
egress



SIGNALIZED INTERSECTION



**RENTABLE AREA**  
Warehouse: 29,797 SF  
Office: 4,354 SF  
**Total: 34,151 SF**



**CEILING HEIGHT**  
22' Clear



**LOADING**  
Exterior Docks: 4 Doors  
Drive-Ins: 3 Doors



**PARKING SPACES**  
46 Car Parking  
Stalls



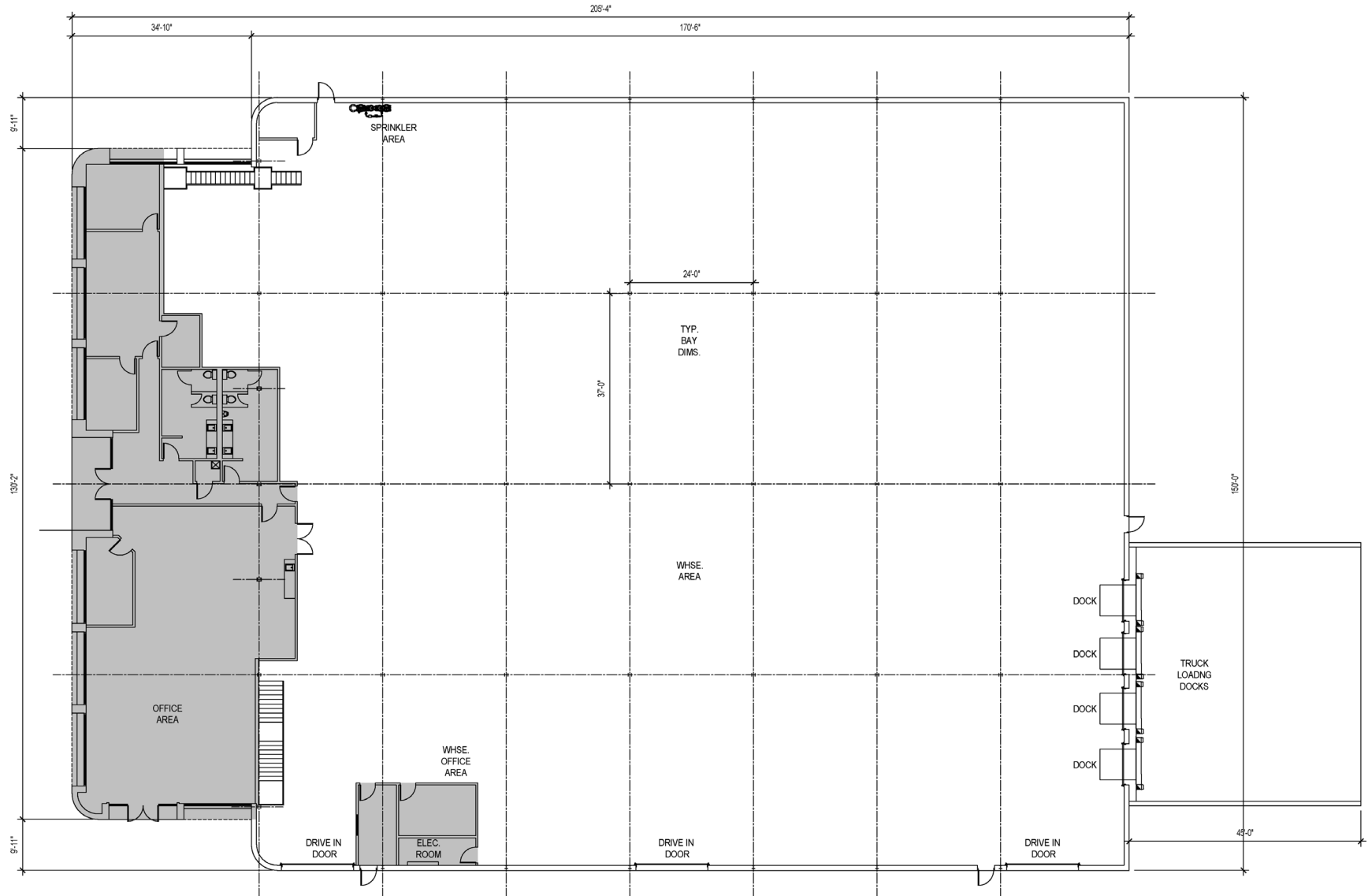
**LIGHTS**  
LED



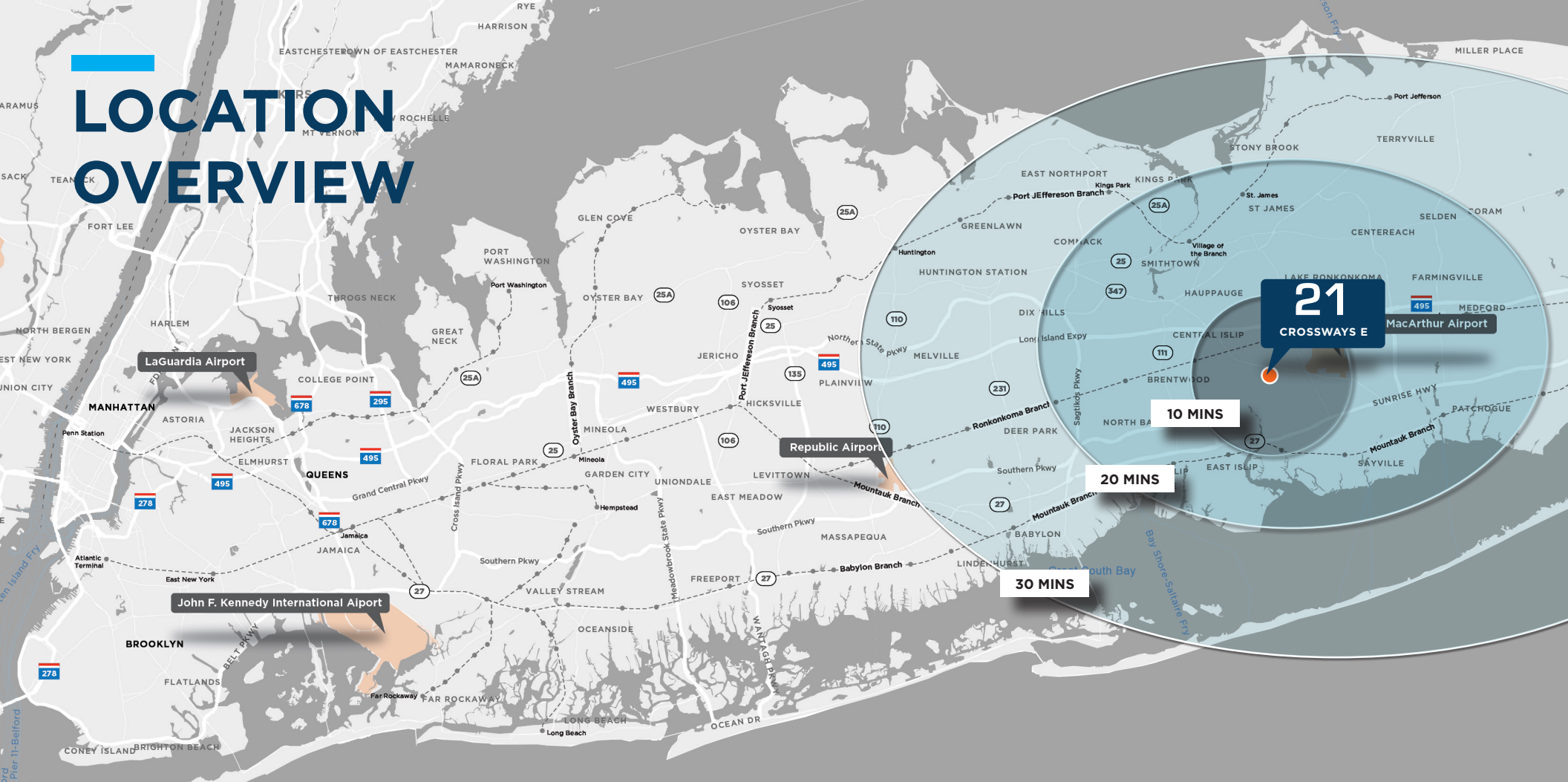
**ADDITIONAL FEATURES**  
Loading Expandable To 8 Docks  
Secured Fenced Lot

2.00  
**TOTAL ACRES**

# FLOOR PLAN



# LOCATION OVERVIEW



## POPULATION DENSITY / CONSUMERS

**127,637**

Consumers In A 5 Mile Radius

**3,112**

Population Density Per Sq. Mi.

**\$143,171**

AHHI In 5 Mile Radius



Central Suffolk Location, Easily Accessible to NYC Boroughs and Nassau to the west, and Suffolk and the Hamptons to the east



1.7 Miles From The Long Island Expressway Exit 57



244,900 Residents Within A 5-Mile Radius And An AHHI Of \$143,171



1.75 Miles from MacArthur Airport and 3.2 & 3.6 Miles From LIRR Central Islip & Ronkonkoma Station

## DRIVE DISTANCE POPULATIONS

**4,259** | 1 Mile

**63,777** | 3 Miles

**244,900** | 5 Miles





**FOR MORE INFORMATION, CONTACT  
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