

2900 VETERANS MEMORIAL HIGHWAY

BOHEMIA, NY

± **74,088 SF**

INDUSTRIAL FLEX

FOR SALE

ALISON BRENNAN



(631) 234-3200

VISIT OUR WEBSITE



www.fdcrealty.com

CONTACT US



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PROPERTY INFORMATION

Address:	2900 Veterans Memorial Hwy, Bohemia, NY
Zoning:	IND 1 and ICD, Town of Islip
Building SF:	± 74,088 SF
Property Size:	240,887 SF (5.53 Acres)

Office Area:	± 35,138 SF
Warehouse Area:	± 38,950 SF
Ceiling Heights:	8'- 9' Office, 13' - 15' Warehouse
Loading:	3 Docks, 2 Drive-ins

Parking:	± 127 Stalls
RE Taxes:	TBD
Sewer:	Public Sewer
Sprinklers:	Wet

LOCATION

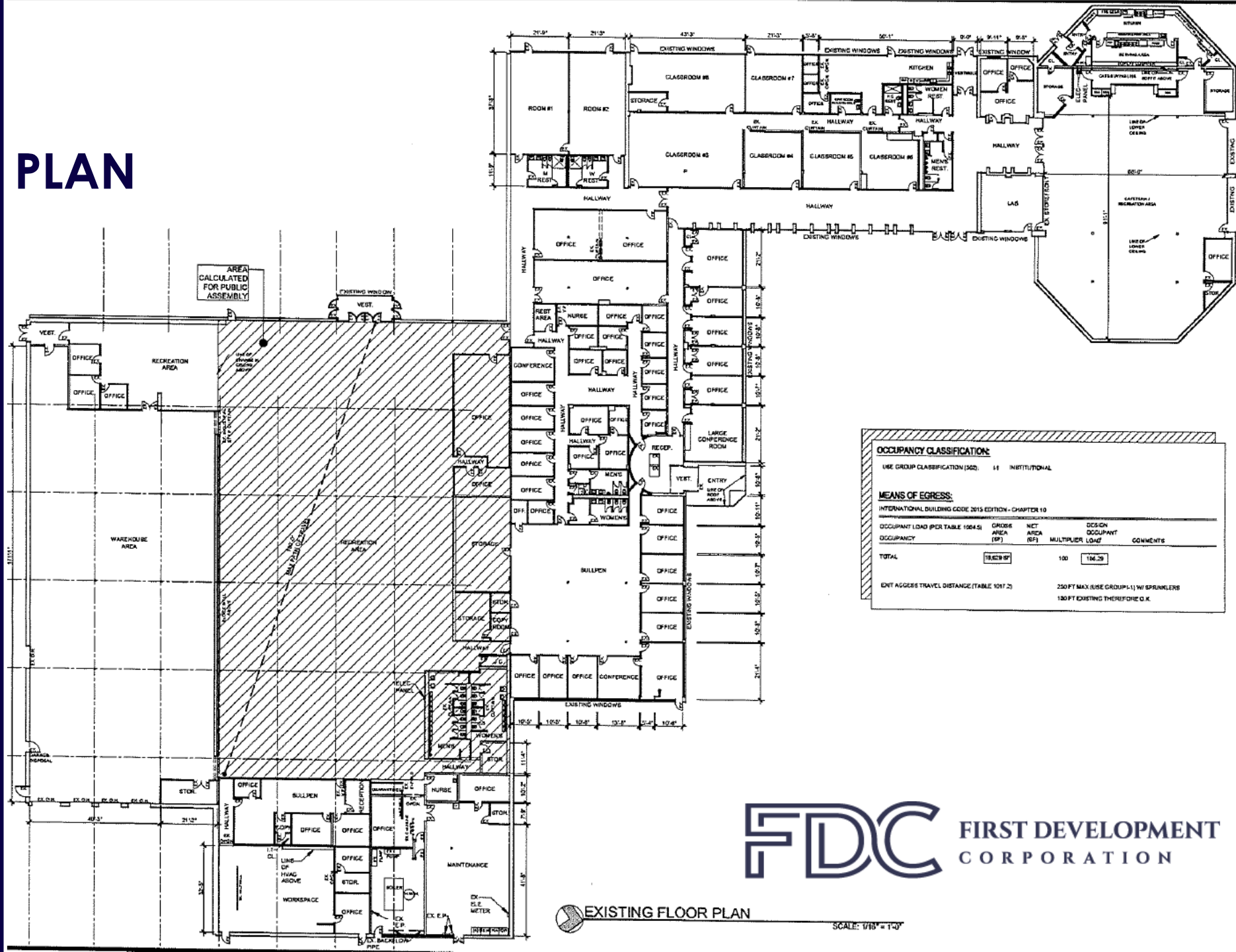
± 3 Miles from Long Island Expressway (I-495)



- I-495/LIE 3.4 miles / 7 minutes
- JFK Int'l Airport 44 miles / 49 minutes
- LaGuardia Airport 43 miles / 50 minutes
- Manhattan 51 miles / 1 hour 8 minutes



FLOOR PLAN



OCCUPANCY CLASSIFICATION:
 USE GROUP CLASSIFICATION (502): I-1 INSTITUTIONAL

MEANS OF EGRESS:
 INTERNATIONAL BUILDING CODE 2015 EDITION - CHAPTER 10

OCCUPANCY	GROSS AREA (SF)	NET AREA (SF)	MULTIPLIER	DESIGN OCCUPANT LOAD	COMMENTS
TOTAL	18,829 SF		100	184.29	

EXIT ACCESS TRAVEL DISTANCE (TABLE 107.2): 250 FT MAX (USE GROUP I-1) W/ SPRINKLERS
 180 FT EXISTING THEREFORE O.K.

MARKET OVERVIEW

5 Mile Radius



2023 Population of 237,414
2028 Projection of 241,253



\$134,522 Average Household Income
\$112,912 Median Household Income



12,424 Businesses with
110,316 Employees

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