

# OFFERING MEMORANDUM

75 Broadhollow Rd | Farmingdale, New York 11735

**FOR SALE OR FOR LEASE**



Commercial





# PROPERTY SUMMARY

75 Broadhollow Rd | Farmingdale, New York 11735



## Property Highlights

- 21,214 SF building ideal for Industrial and Retail / Showroom
- Zoned G Industry Light for versatile industrial use
- Strategically located on Route 110
- Convenient access for transportation and logistics
- Premier Traffic Counts- 50,000 + Vehicles Per Day
- High visibility signage
- Zoning Link ----> <https://ecode360.com/6811220#34214335>
- Can be Delivered Vacant

## Offering Summary

<b>Sale Price:</b>	\$5,400,000
<b>Lease Rate:</b>	\$20 PSF NNN
<b>Building Size:</b>	21,214 SF
<b>Lot Size:</b>	0.97 Acres

*Exclusively represented by:*

**Michael Gronenthal**

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# PROPERTY DETAILS

75 Broadhollow Rd | Farmingdale, New York 11735

**Sale Price** \$5,400,000

**Lease Rate** \$20 PSF NNN

## Location Information

Street Address	75 Broadhollow Rd
City, State, Zip	Farmingdale, NY 11735
County	Suffolk
Township	Babylon

## Building Information

Building Size	21,214 SF
Loading	1 Drive In
Power	600 Amps
Ceiling Height	12' Clear
HVAC	Fully
Heating	Gas
Sprinklered	Fully

## Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	G Industry Light
Lot Size	0.97 Acres
APN #	0100-095.00-02.00-012.009
Taxes	\$71,799.43
Sanitary	Sewers
Parking	37 Spaces

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# LEASE SPACES



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## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Available Space:</b>	2,500 SF - 21,214 SF	<b>Lease Rate:</b>	\$20.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
75 Broadhollow Rd	Available	2,500 - 21,214 SF	NNN	\$20.00 SF/yr	-

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# BUILDING FLOOR PLAN

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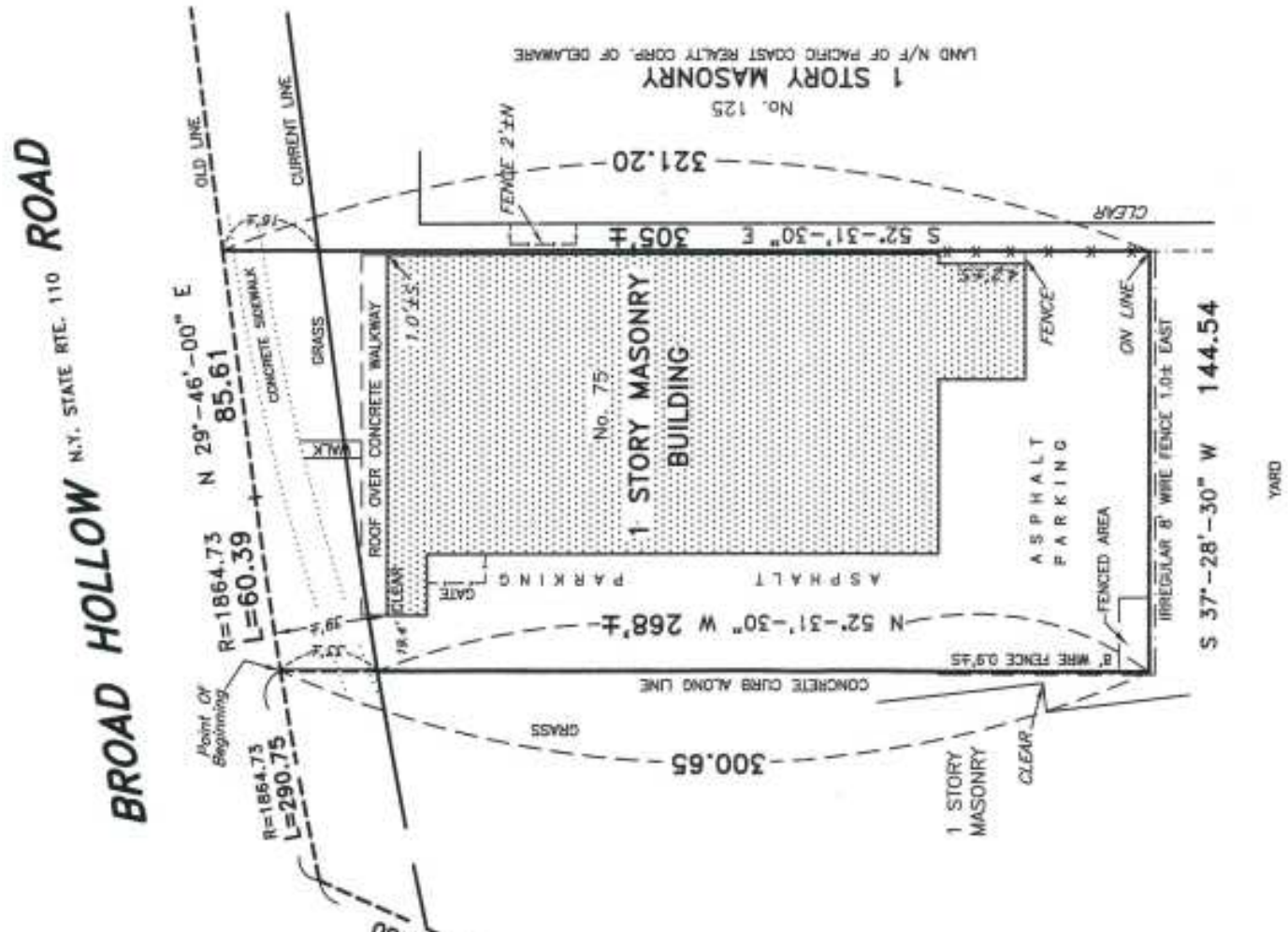
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# ADDITIONAL PHOTOS

75 Broadhollow Rd | Farmingdale, New York 11735



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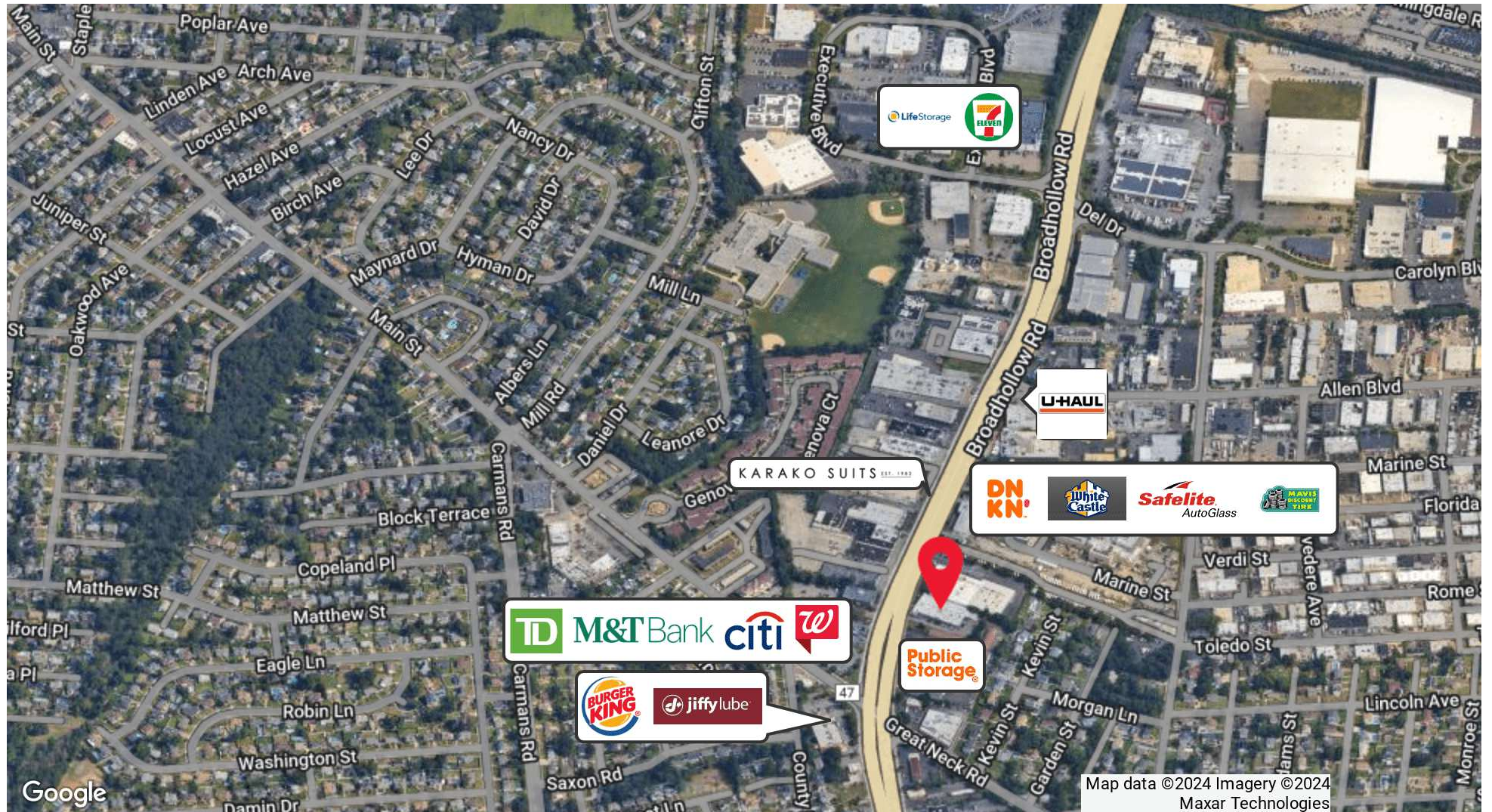
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# RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

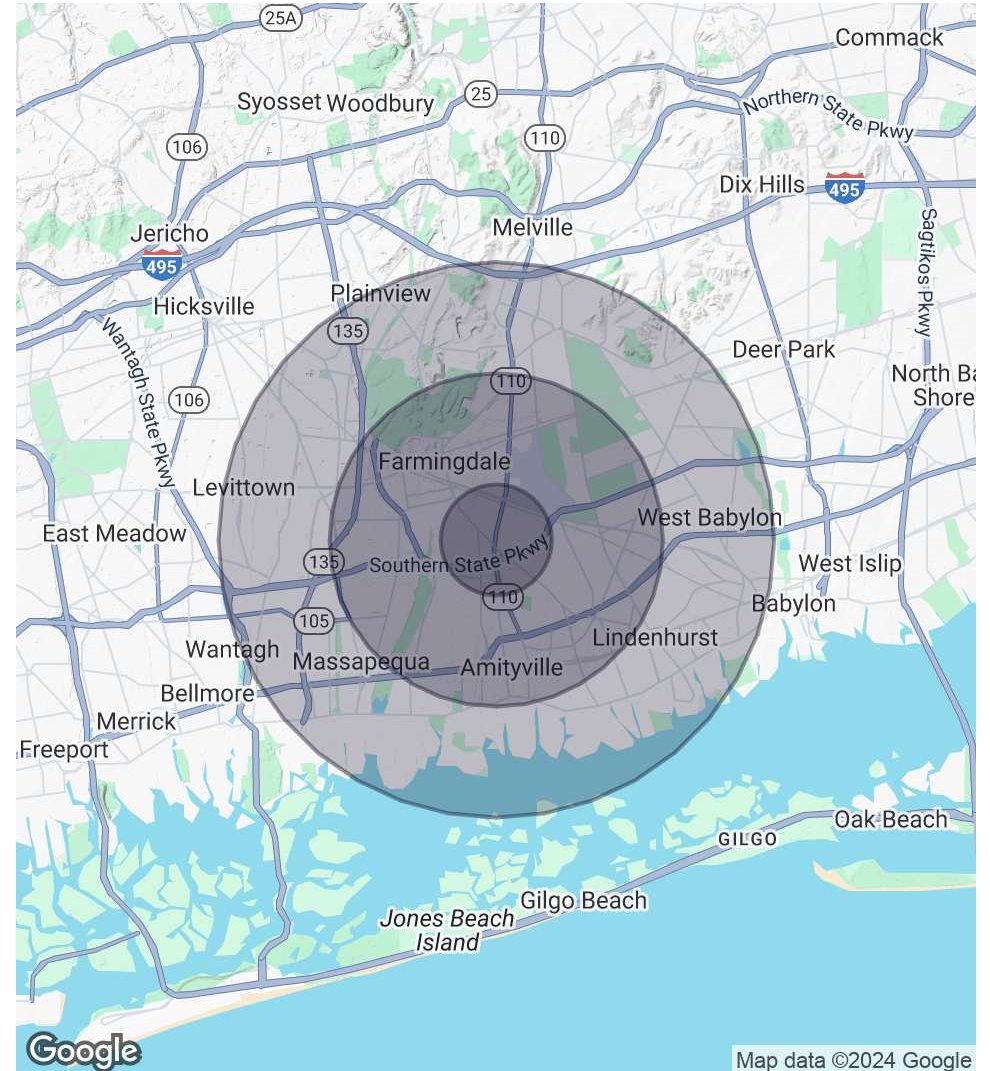
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	15,977	140,599	360,621
<b>Average Age</b>	41.1	41.5	42.4
<b>Average Age (Male)</b>	39.4	39.7	40.7
<b>Average Age (Female)</b>	43.2	43.5	44.0

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,349	48,545	124,904
<b># of Persons per HH</b>	3.0	2.9	2.9
<b>Average HH Income</b>	\$114,634	\$120,216	\$128,562
<b>Average House Value</b>	\$407,435	\$421,941	\$447,476

2020 American Community Survey (ACS)



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## We Are Commercial Real Estate

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