

300 SUNRISE HIGHWAY,
WEST BABYLON, NY



Available For Lease
18,000 sq ft (divisible)



Up to 18,000 sq. ft within freestanding building on Sunrise Highway

- Well maintained, freestanding building with up to 18,000 sq. ft of available space for a single user or multiple tenants. Multiple uses are possible. Parking for up to 70 vehicles on site.
- **Prominent Location:** A strategic location situated on highly visible Sunrise Highway, at the intersection of Route 109, this commercial building offers outstanding exposure and accessibility to passing traffic (76,000+ VPD), making it ideal for businesses seeking maximum visibility. Prominent signage possible.
- **Versatile Space:** Boasting 18,000 sq. ft. of versatile space, this commercial building is suitable for a wide range of businesses and industries. Whether you're looking for professional office use, corporate offices, or medical use is possible. Build to Suit options are available.
- Rent: \$26.00 per sq. ft; plus utilities

This property can be combined with the adjacent property at 346 Sunrise Highway to provide a user with a combined 25,000 sq ft in a campus like setting. Schedule your tour today!!



George Hubner
Office: 631-360-2290 ♦ Cell: 516-901-2248
ghubner@CorporateCommercialRE.com

Harvey Kolin, CCIM
Cell: 631-300-5145
Email: harvey@hkolin.com

www.CorporateCommercialRealty.com

SALES ❖ TENANT REPRESENTATION ❖ LEASING

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided. Images, content and design Copyrighted CCR 2008-2020

300 SUNRISE HIGHWAY,
WEST BABYLON, NY



Available For Lease
18,000 sq ft (divisible)



George Hubner
Office: 631-360-2290 ♦ Cell: 516-901-2248
ghubner@CorporateCommercialRE.com

Harvey Kolin, CCIM
Cell: 631-300-5145
Email: harvey@hkolin.com

www.CorporateCommercialRealty.com

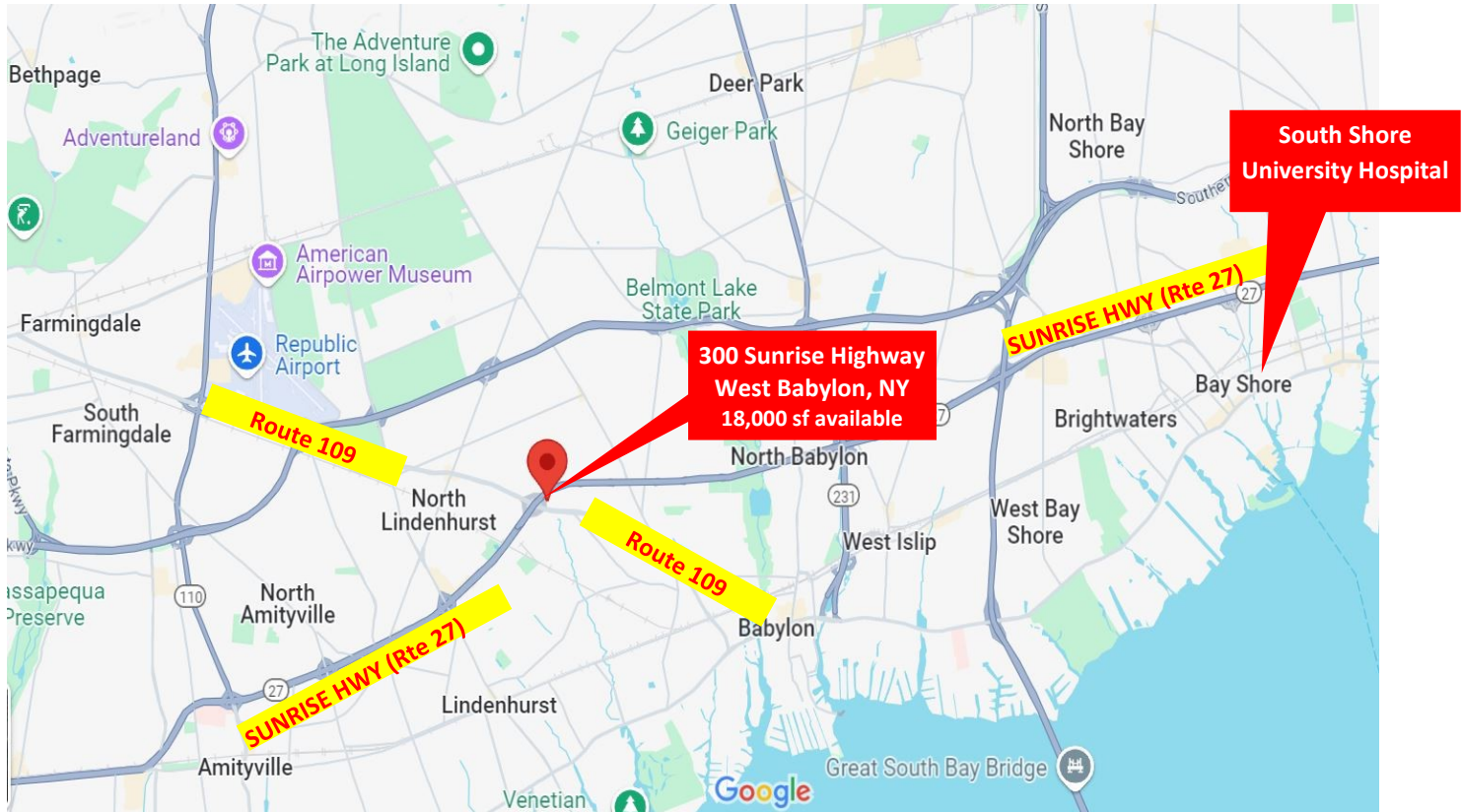
SALES ❖ TENANT REPRESENTATION ❖ LEASING

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided. Images, content and design Copyrighted CCR 2008-2020

300 SUNRISE HIGHWAY, WEST BABYLON, NY



Available For Lease
18,000 sq ft (divisible)



Sample Driving Distances

All distances approximate

Lindenhurst Train Station	2.8 miles
Babylon Train Station	3.5 miles
South Shore University Hospital	7.2 miles
Islip Macarthur Airport	17.3 miles
LaGuardia Airport	35.1 miles
JFK International Airport	28.9 miles



George Hubner
Office: 631-360-2290 ♦ Cell: 516-901-2248
ghubner@CorporateCommercialRE.com

Harvey Kolin, CCIM
Cell: 631-300-5145
Email: harvey@hkolin.com

www.CorporateCommercialRealty.com

SALES ❖ TENANT REPRESENTATION ❖ LEASING

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided. Images, content and design Copyrighted CCR 2008-2020

Sunrise Highway - S.R. 27
(Variable Width R.O.W.)

R=2043.79'
L=249.01'

Golding Avenue

Fuller Avenue

S77°04'39"E 15.48'
N01°48'23"E 17.54'
N47°33'50"E 45.65'
N23°40'22"E 61.68'

N38°54'37"W 19.90'
N70°06'37"W 36.20'
N48°34'37"W 22.00'
N301°7'37"W 23.80'

N69°43'37"W 48.40'
N26°16'37"W 35.20'

N26°54'23"E 25.00'
N30°08'37"W 23.20'
N00°30'37"W 18.00'

N33°30'37"W 58.500'
N21°09'37"W 2.16'

S78°34'03"W

S59°16'58"W 100.00'

S11°25'57"E 32.82'

R=40.00'
L=125.86'

S11°25'57"E

120.00'

153.36'

Tax Lot 34
Land Now or Formerly of
Rudolph Family LTD Partnership

Tax Lot 35
Land Now or Formerly of
C2 Space Planning Inc.

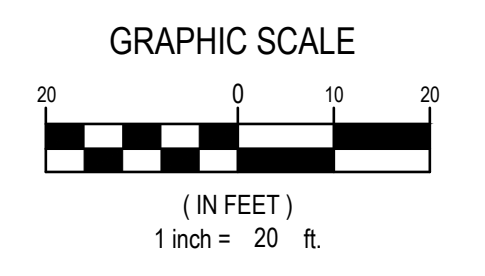
Lot 1
Map of Vias Park
Filed September 20, 1951, File No. 1862

300 Sunrise Highway
Three Story
Masonry Building
Number 300

346 Sunrise Highway
One Story
Stucco Building
Number 346

LEGEND

- DRAINAGE MANHOLE
- CATCH BASIN
- INLET
- INLET
- HYDRANT
- SANITARY MANHOLE
- LIGHT
- PULL BOX
- IRRIGATION CONTROL BOX
- SPRINKLER HEAD
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CURB
- DROP CURB
- FENCE
- CONTOUR
- SPOT ELEVATION
- TOP/BOT CURB GRADE
- HANDICAP PARKING STALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT



Site Plan
300 & 346 Sunrise Highway
West Babylon, NY 11704

H 2 M	architects + engineers	Melville, NY 11747 Albany, NY 12205 White Plains, NY 11601 New City, NY 10956 Parsippany, NJ 07054 Howell, NJ 11601
	538 Broad Hollow Road 4th Floor East Melville, NY 11747 P:(631)756-8000 F:(631)694-4122	

DESIGNED BY: JSG	DRAWN BY: JSG	CHECKED BY:	PROJECT NO: COVE-1301	DATE: 9/24/14	SCALE: 1"=20 FEET
COVE INDUSTRIES RECONSTRUCT PARKING FIELD No. 300 & No. 346 SUNRISE HIGHWAY WEST BABYLON TOWN OF BABYLON SUFFOLK COUNTY NEW YORK					
AS-BUILT DRAWING SCTM: DISTRICT 100, SECTION 156, BLOCK 04, LOTS 1 & 31					

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2509 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID OR TRUE COPY. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF. TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE AGENTS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.