

# 7 Industrial Blvd

Medford, NY



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## EXECUTIVE SUMMARY

**Tripoint Real Estate is pleased to exclusively represent** 7 Industrial Boulevard presents a rare opportunity to acquire a ±14,400 square foot single-tenant industrial asset situated on approximately ±0.92 acres within the Town of Brookhaven. Strategically positioned in the heart of Long Island's established industrial corridor, the property offers functional warehouse space ideally suited for distribution, contractor operations, light manufacturing, storage, or service-based users.

The building features two (2) drive-in doors and approximately 14-foot clear ceiling heights, providing efficient loading capability and operational flexibility.



## PROPERTY SUMMARY

<b>Total Building Size:</b>	± 14,400 SF
<b>Acre Lot:</b>	± 0.92
<b>Drive Ins:</b>	2
<b>Clear Height:</b>	13'
<b>Taxes:</b>	+/- Inquire
<b>Asking Price:</b>	Inquire

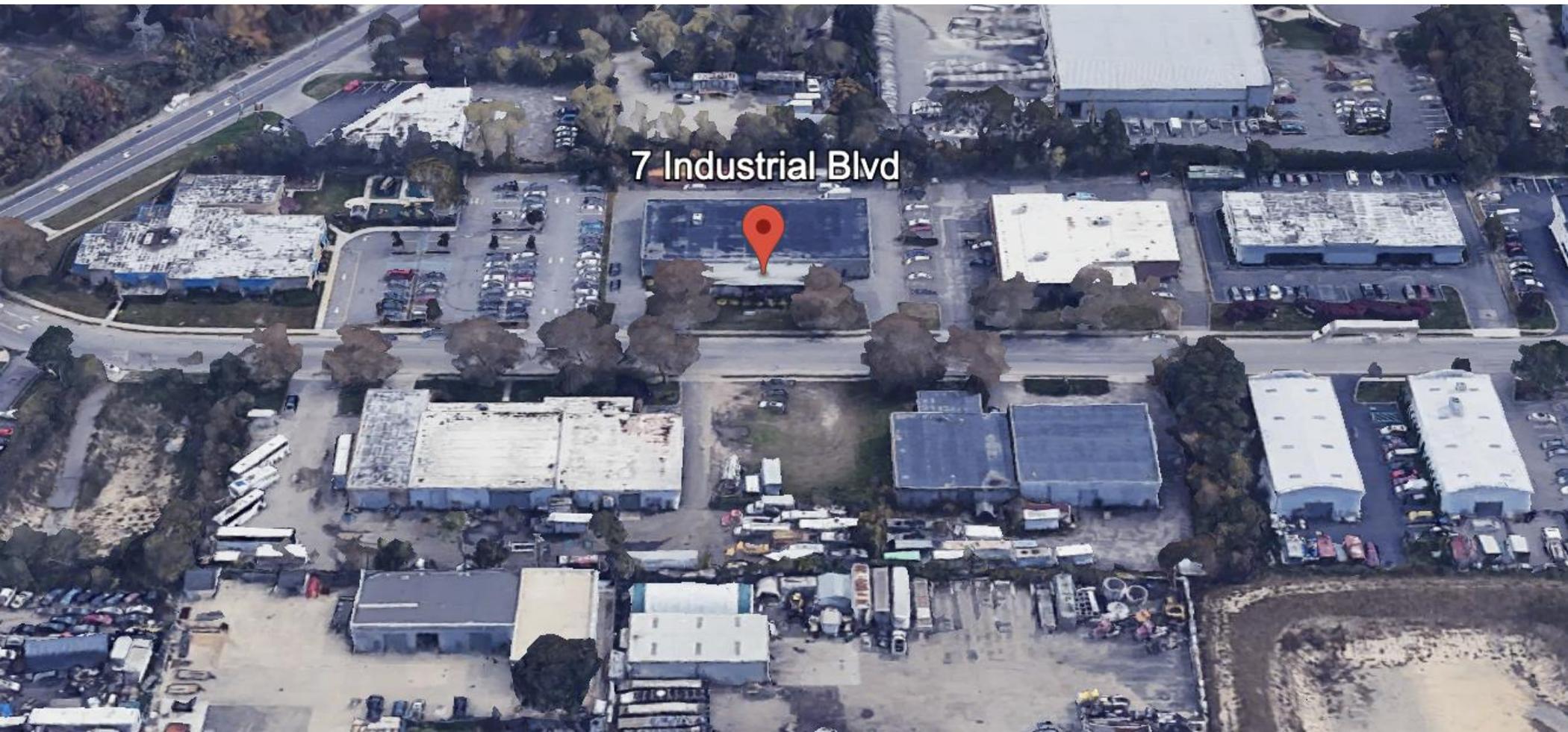
## ADDITIONAL DETAILS

<b>Zoning:</b>	L1
<b>Tenancy:</b>	Single
<b>Town:</b>	Brookhaven
<b>County:</b>	Suffolk
<b>Market:</b>	Long Island (New York)

# NEIGHBORHOOD OVERVIEW

## 7 Industrial Blvd – Medford, NY

Medford benefits from immediate access to Sunrise Highway (NY-27), Veterans Memorial Highway, and the Long Island Expressway (I-495), providing efficient east-west connectivity across Long Island. This accessibility supports last-mile distribution, regional logistics, and trade-oriented businesses servicing Suffolk County's residential and commercial population base.



# Property Photographs



# CONTACT EXCLUSIVE AGENTS

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**Tripoint Real Estate** is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.



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