

# For sale

40 Banfi Plaza, Farmingdale, NY  
24,730 SF Industrial Building

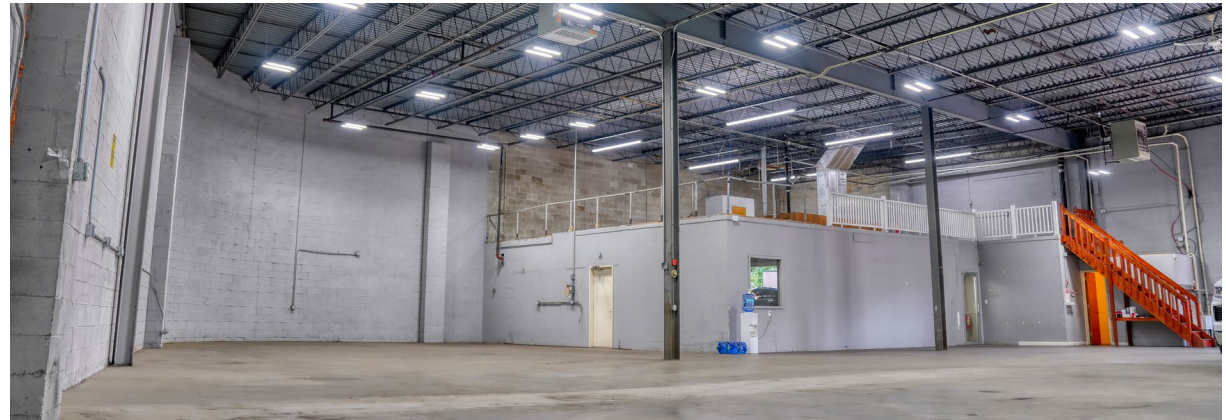


# Property details

40 Banfi Plaza / Farmingdale

## 40 Banfi Plaza

<b>Total building size</b>	24,730 SF
<b>Lot size</b>	1.4 acres
<b>Clear height</b>	20'6"
<b>Loading</b>	3
<b>Drive-ins</b>	3
<b>Sprinklered</b>	Yes
<b>Taxes</b>	\$59,472.89 per year (\$2.40 PSF)
<b>Town/Zoning</b>	Town of Babylon G Industrial
<b>Sewered</b>	Yes
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Divided into 3 units</li> <li>• Separately metered</li> <li>• Gas heat</li> <li>• LED lighting throughout</li> <li>• On site and street parking available</li> <li>• All units can be combined for 1 user when current leases expire</li> </ul>



## 40 Banfi Plaza - Unit A

<b>Size</b>	6,730 SF
<b>Office</b>	Approx. 10%
<b>Loading</b>	1 dock, 1 drive-in (12' x 14')
<b>Power</b>	200 amps 120/208V
<b>Comments</b>	<ul style="list-style-type: none"> <li>• 2 bathrooms</li> <li>• Leased through 6/25</li> </ul>

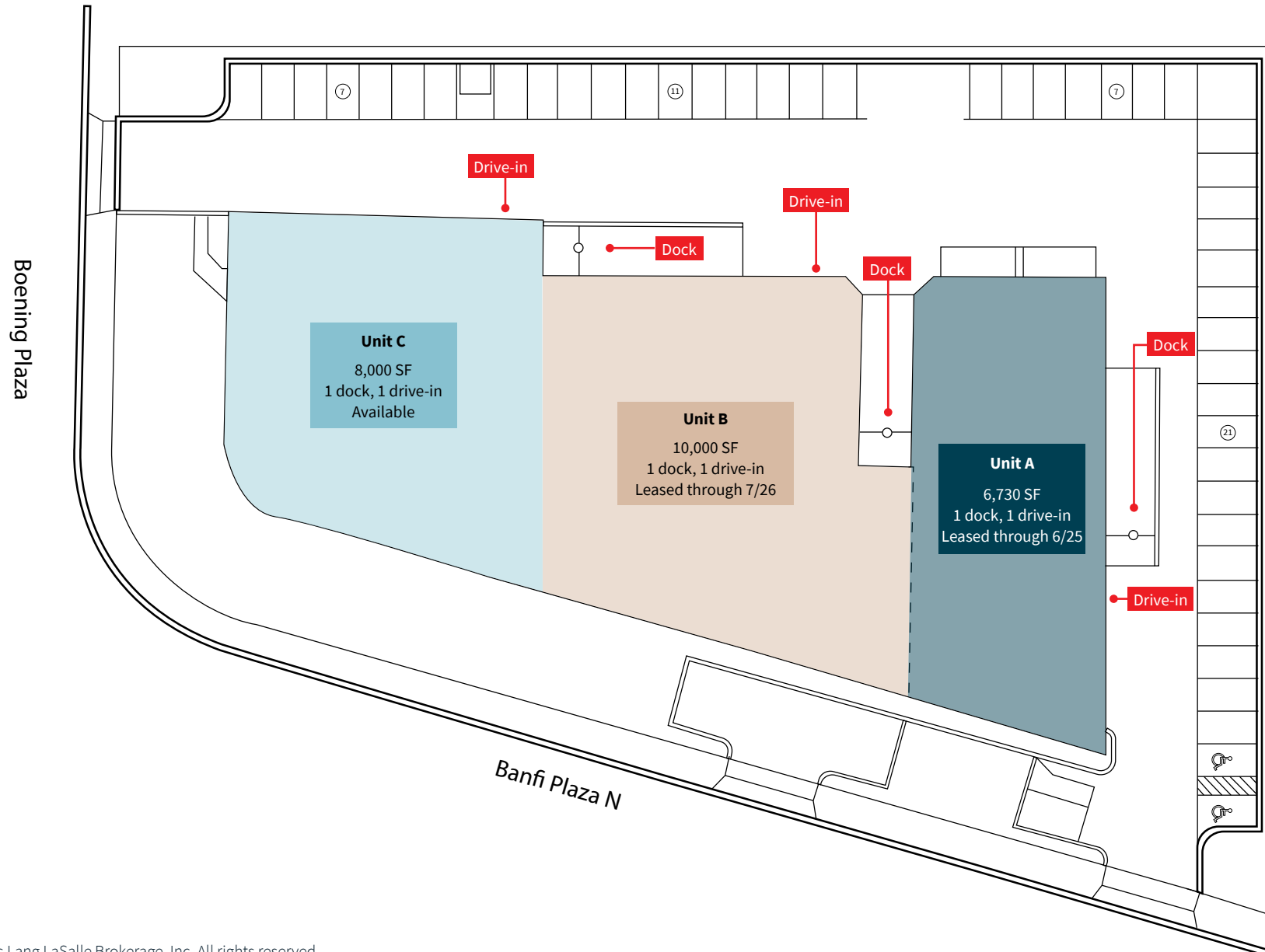
## 40 Banfi Plaza - Unit B

<b>Size</b>	10,000 SF
<b>Office</b>	Approx. 10%
<b>Loading</b>	1 dock, 1 drive-in (6' x 10')
<b>Power</b>	200 amps 120/208V
<b>Comments</b>	<ul style="list-style-type: none"> <li>• 3 bathrooms</li> <li>• Leased through 7/26</li> </ul>

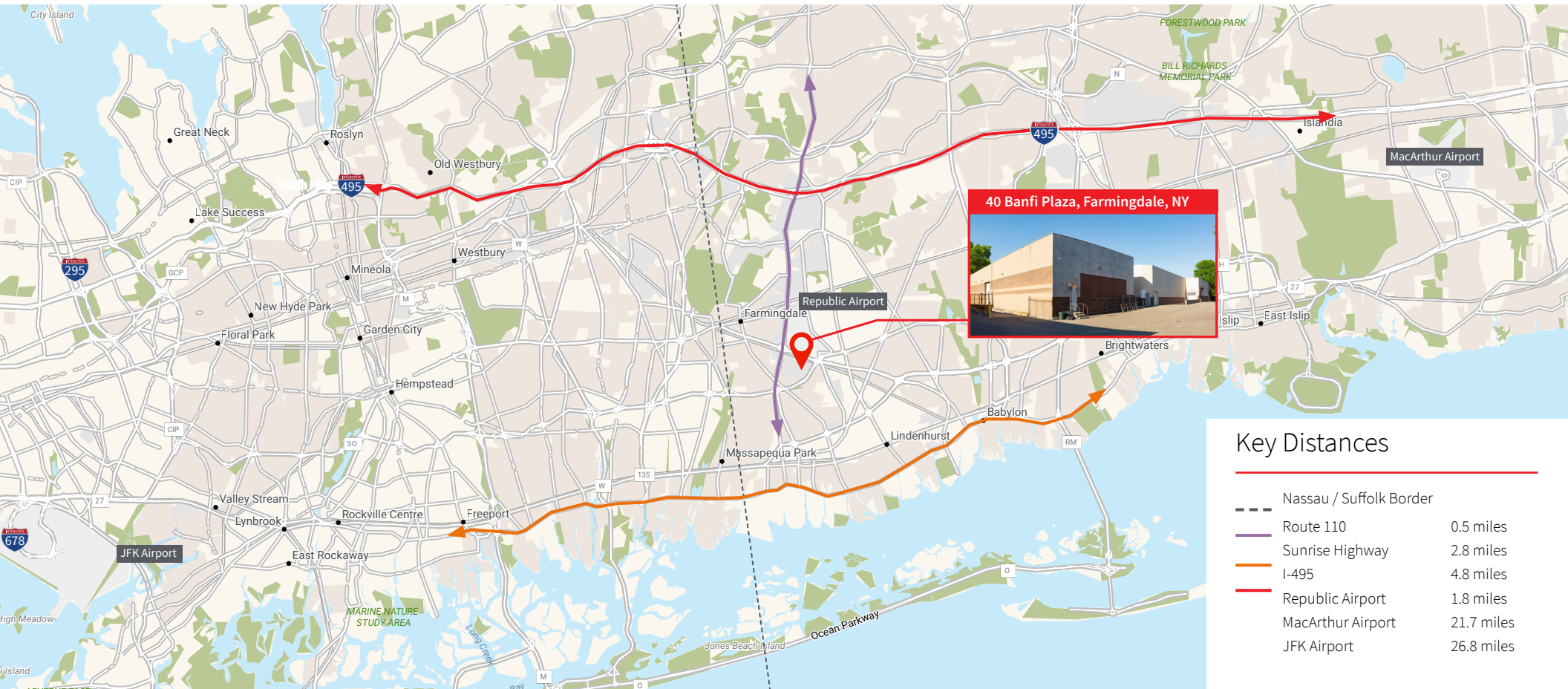
## 40 Banfi Plaza - Unit C (available)

<b>Size</b>	8,000 SF
<b>Office</b>	Approx. 15%
<b>Loading</b>	1 dock, 1 drive-in (12' x 14')
<b>Power</b>	200 amps 120/208V
<b>Comments</b>	<ul style="list-style-type: none"> <li>• 3 bathrooms</li> </ul>

# Site plan



# Location overview



## Key Distances

---	Nassau / Suffolk Border	0.5 miles
—	Route 110	2.8 miles
—	Sunrise Highway	2.8 miles
—	I-495	4.8 miles
—	Republic Airport	1.8 miles
—	MacArthur Airport	21.7 miles
—	JFK Airport	26.8 miles

### Exclusive agents

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