

3601-3605 Horseblock Road | Medford NY 11763

# Industrial Property For Sale or Land-Lease Opportunity



For More Information:



**Michael G. Murphy**

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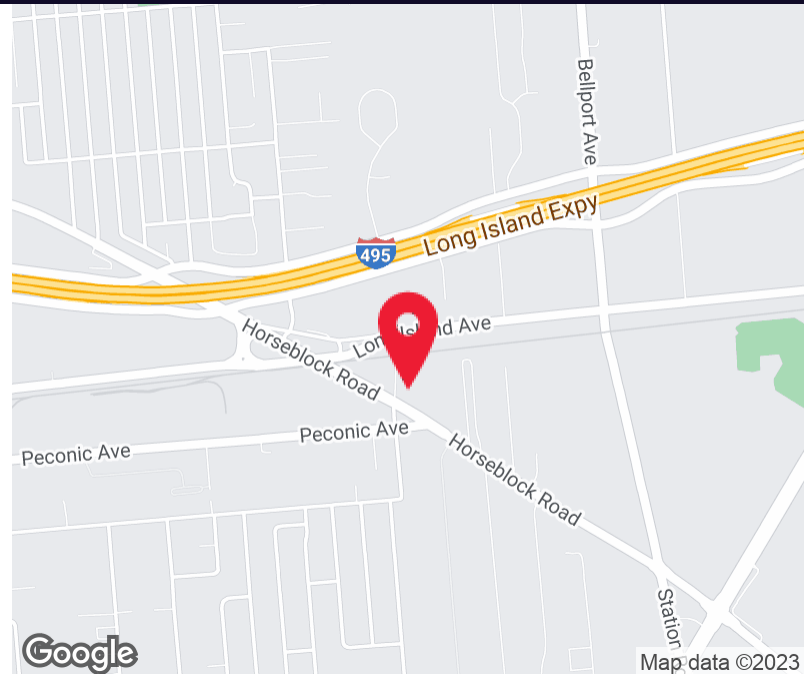
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# Industrial Site for Sale or Land-Lease

## 3601-3605 Horseblock Rd. Medford, NY



### Offering Summary

<b>Asking Price</b>	Price on Request
<b>Annual Taxes:</b>	+/- \$46,000.0
<b>Total Lot Size:</b>	11.7 Acres
<b>Parking Spaces:</b>	291
<b>Frontage:</b>	476 Feet
<b>Current # of Tenants:</b>	(2) Two
<b>Lease Type:</b>	NNN (Triple Net)
<b>Existing Bldg. Size:</b>	+/-11,000 SF

### INCREDIBLE LOCATION STEPS FROM THE LIE (495)

Rare Industrial Site Available for Sale or Land Lease. Ideal Development Opportunity totaling 11.7 Acres with +/- 8 Acres available for end user or developer. Strategically positioned just steps from the Long Island Expressway on heavily traveled Horseblock Rd. Highly visible location with +/- 476 feet of frontage! Excellent Demographics! Approved Site Plans with permitted variances for motor vehicle repair, outdoor storage and accessory motor vehicle fueling. Two (2) Existing tenants include a transportation company with a lease in place until 2027 and a fuel cell company with a lease ending in 2030. Both tenants pay 3% increases per annum, and each have 5-year options. Please contact Michael Murphy for more details.

### Property Highlights

- 11.7 Acres Industrial Land for Sale or Lease
- +/- 8 Acres for End User or Developer
- Approved for Outdoor Storage and Vehicle Repair
- Steps to the Long Island Expressway (495)
- Two Tenants in Place with 3% Increases + 5-year Options

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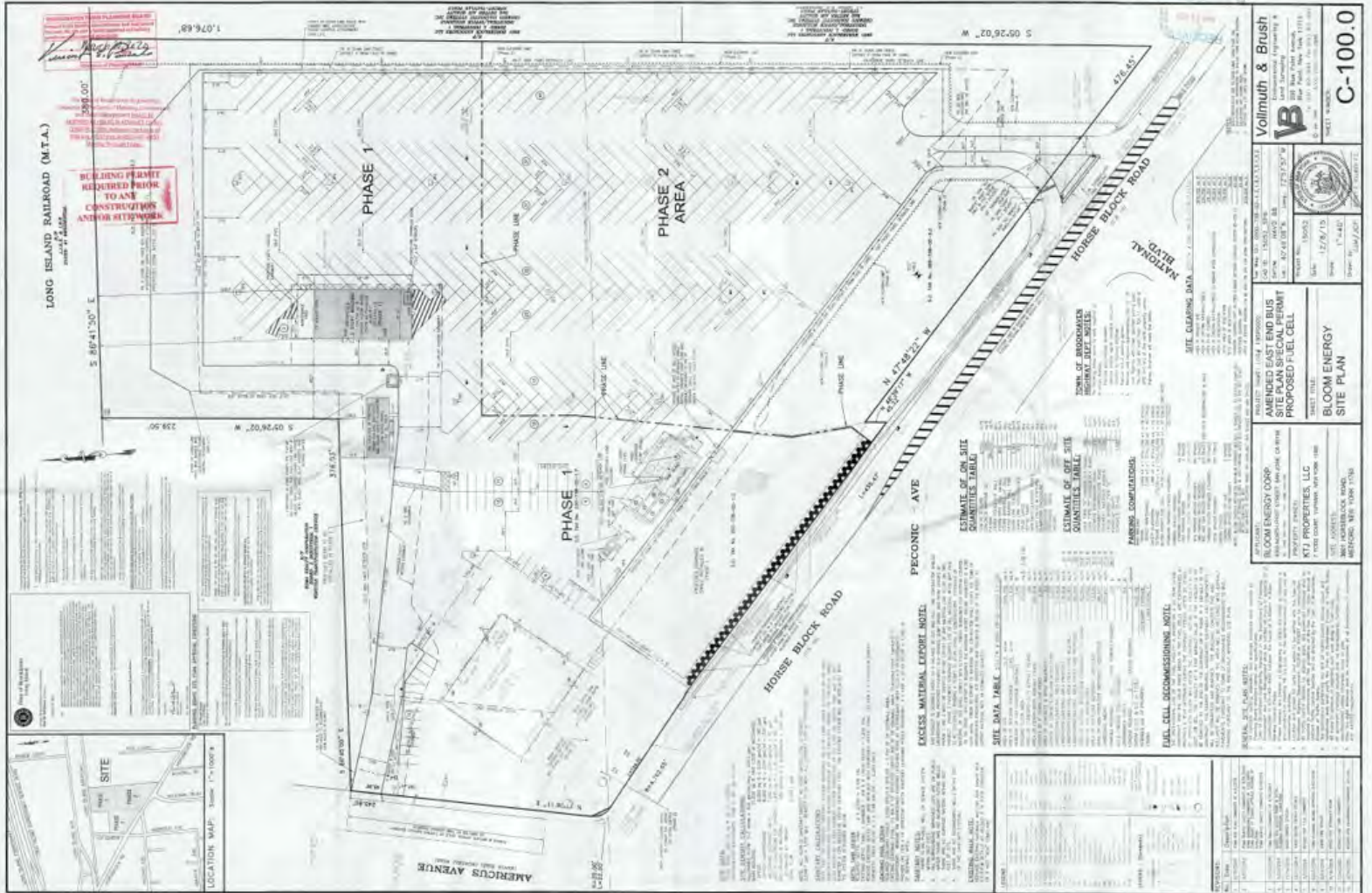
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# Approved Site Plan

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# Property Surveys

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# Rent Roll

## 3601 Horseblock Road Medford, NY 11763

Suite	Tenant Name	Annual Rent
Land Lease	Orbit Bloom Energy LLC	\$65,404
Bldg. Lease	We Business Management Inc	\$397,316
<b>Totals</b>		<b>\$462,720</b>

Full Financial Details are available on request.



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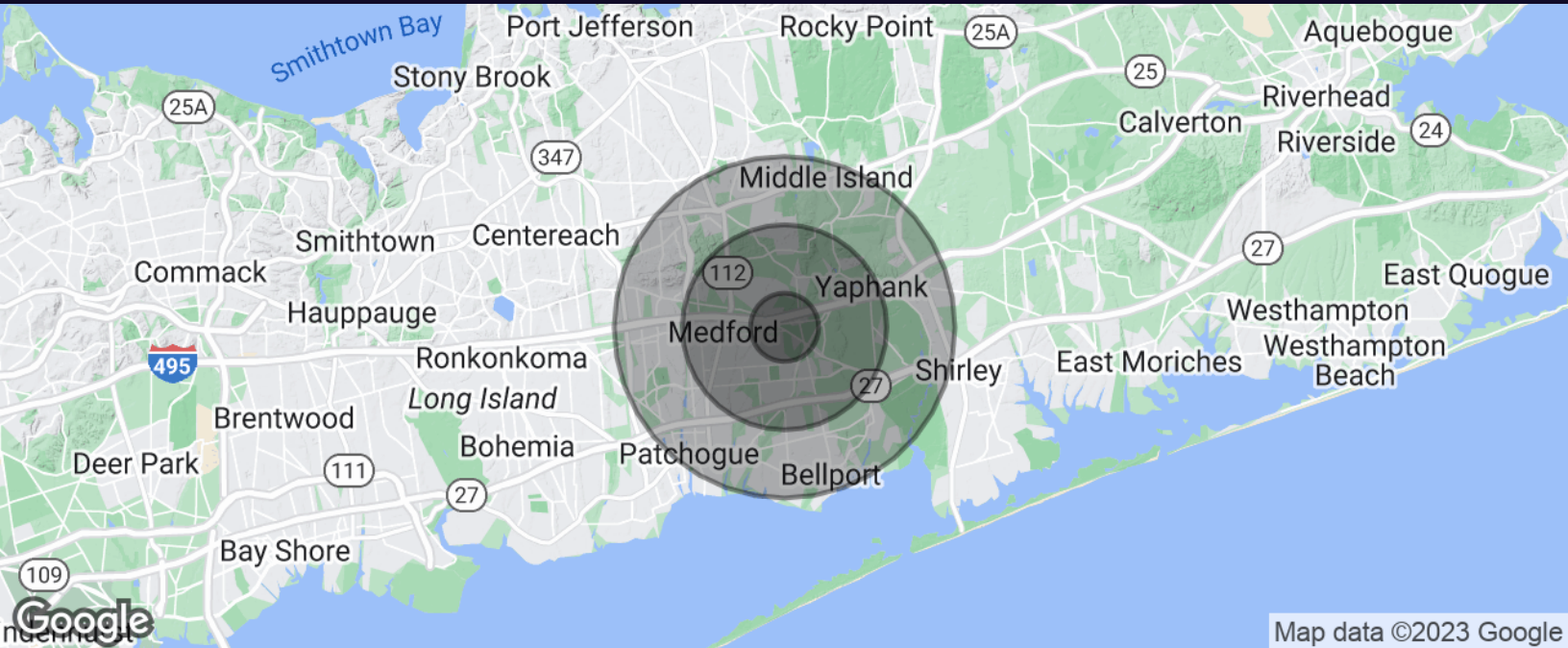
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# Property Demographics

## 3601-3605 Horseblock Rd. Medford, NY



Map data ©2023 Google

Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,149	48,923	159,151
<b>Average Age</b>	35.9	40.0	39.9
<b>Average Age (Male)</b>	37.5	39.3	38.6
<b>Average Age (Female)</b>	35.6	40.3	41.1

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,246	16,962	58,065
<b># of Persons per HH</b>	3.2	2.9	2.7
<b>Average HH Income</b>	\$113,269	\$101,102	\$106,108
<b>Average House Value</b>	\$322,581	\$303,673	\$323,160

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# Aerial View of Property

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# National Retailer Map

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# 3601-3605 Horseblock Rd Medford NY

## Exclusively Represented By:



### Michael G. Murphy

President | Commercial Division

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Direct: **631.858.2460** | Cell: **631.834.2626**

## Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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