

OFFERING SUMMARY

Sale Price:	Price Upon Request
Building Size:	54,750 SF
Available SF:	54,750 SF
Lot Size:	131,824 SF
Number of Units:	1
Sprinklers:	Full
Zoning:	IND1
Power:	2,500 Amps 3 Phase
Sewer:	SCSD #14

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer this free standing industrial building for sale and lease. Ideal for owner/user that needs warehouse and distribution, manufacturing or research and development. The 54,750 SF building is impeccably maintained and is comprised of 15,000 SF of office space with the balance warehouse. The warehouse is fully air conditioned and has 6 docks, and 1 large drive-in door. The building has plenty of power with a 2500 Amps 3 Phase service. Recent renovations include: a new roof in 2023, parking lot was seal coated and striped in 2023, all the bathrooms were redone in 2022, and the 3 rooftop units air conditioning units that cool the warehouse were replaced in 2021.

PROPERTY HIGHLIGHTS

- 54,750 SF
- - 3.10 Acres of land
- - 27% +/- Office Space (15,000 SF+/-)
- - Full Air Conditioning in Warehouse
- - 6 Docks
- - 1 Drive-In Door
- - 2,500 Amps 3 Phase 120/208 Volts
- - Ample Parking Available with 110 spots
- - Ceiling 17.5 feet +/- clear with 19.5' to the deck

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VIDEO

PROPERTY DESCRIPTION

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- - Ceiling 17.5 feet +/- clear with 19.5' to the deck
- - Convenient Access to Major Highways
- - Modern and Well-Maintained Building
- - Professional and Attractive Exterior Finishes

LOCATION DESCRIPTION

Sherwood Corporate Center is located at the northwest corner of Sunrise Highway and Nicolls Road (Rt 97) and is minutes away from the Long Island Expressway and 4 miles from Long Island MacArthur Airport (ISP).

Holbrook, NY offers a prime location for Industrial and R&D tenants seeking a dynamic community with convenient amenities. Situated in Suffolk County, Holbrook provides easy access to major transportation routes and industrial parks, making it an ideal hub for business operations. Nearby, tenants can explore the Patchogue Village with its diverse dining options, retail centers, and recreational activities. With its proximity to Long Island MacArthur Airport and major highways, the area offers seamless connectivity for businesses. Additionally, the local area boasts strong economic growth and a skilled workforce, attracting businesses looking to thrive in a vibrant industrial and R&D environment.

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,034	3,805
Total Population	576	2,320	9,112
Average HH Income	\$99,945	\$102,581	\$108,764

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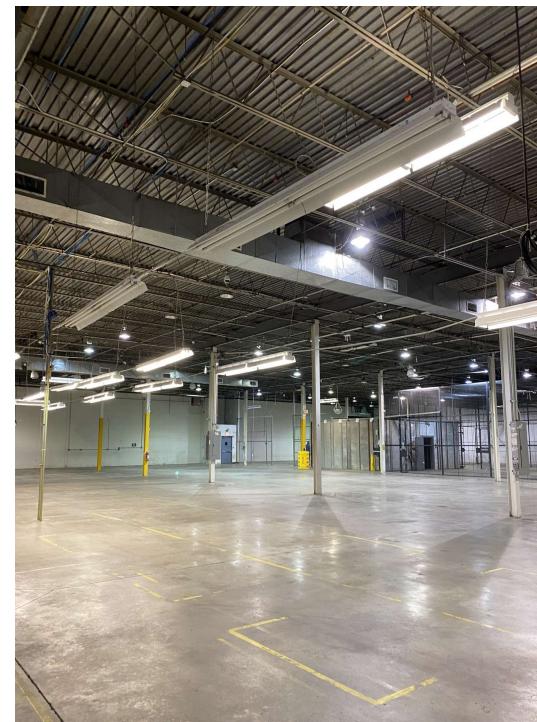
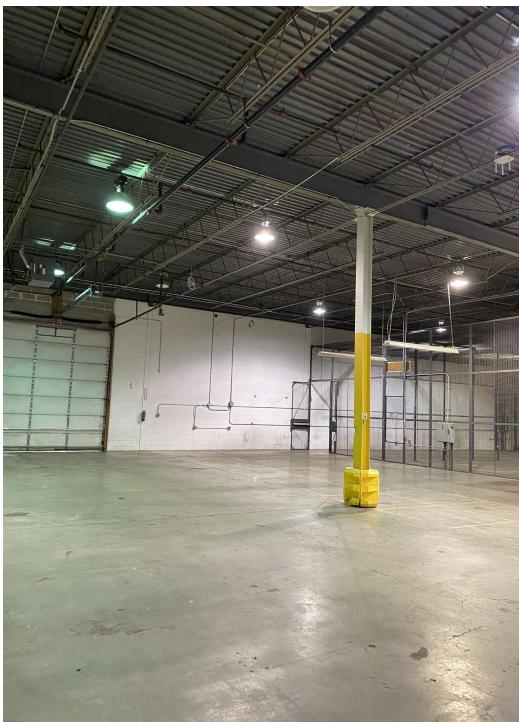
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FOR SALE & LEASE



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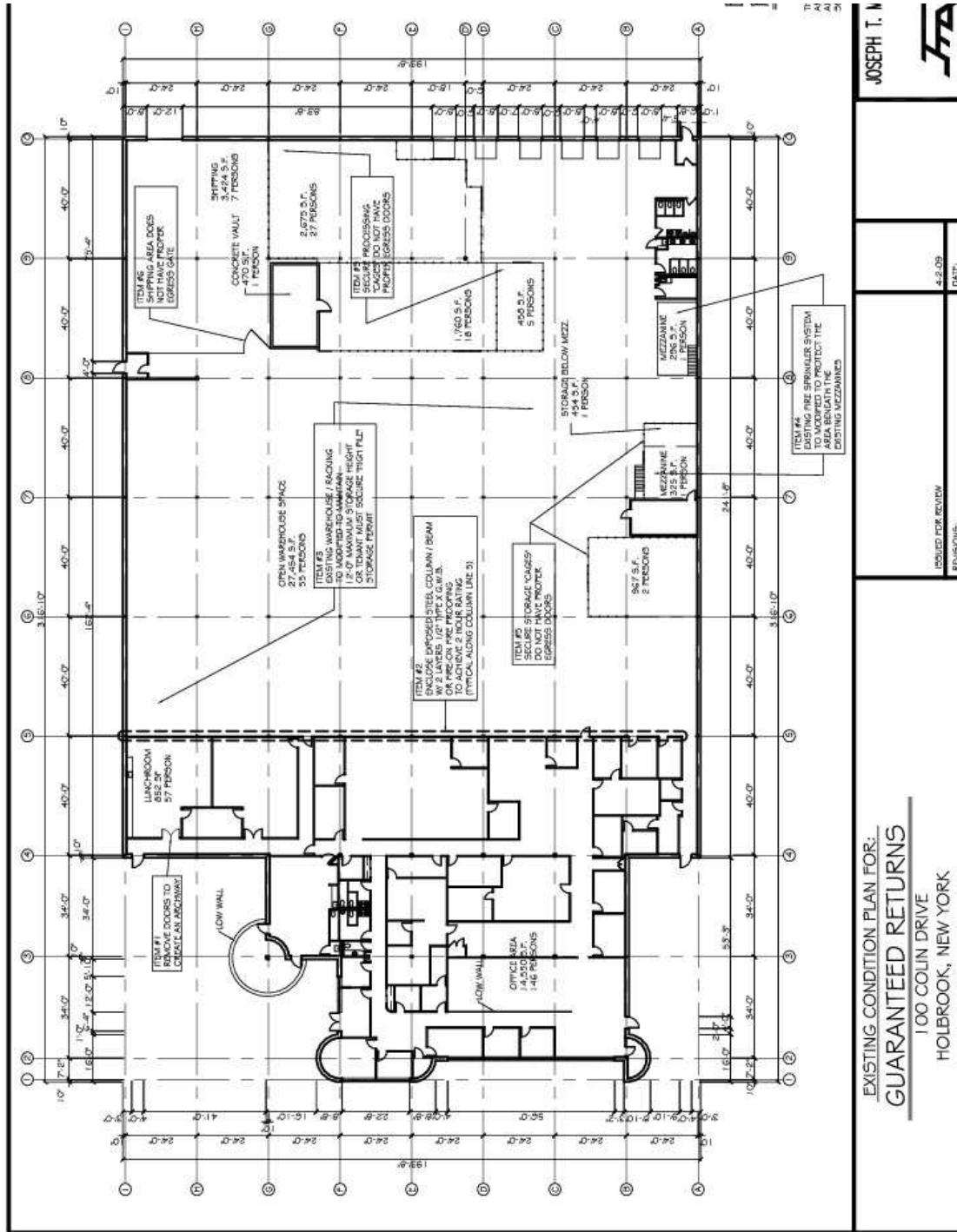
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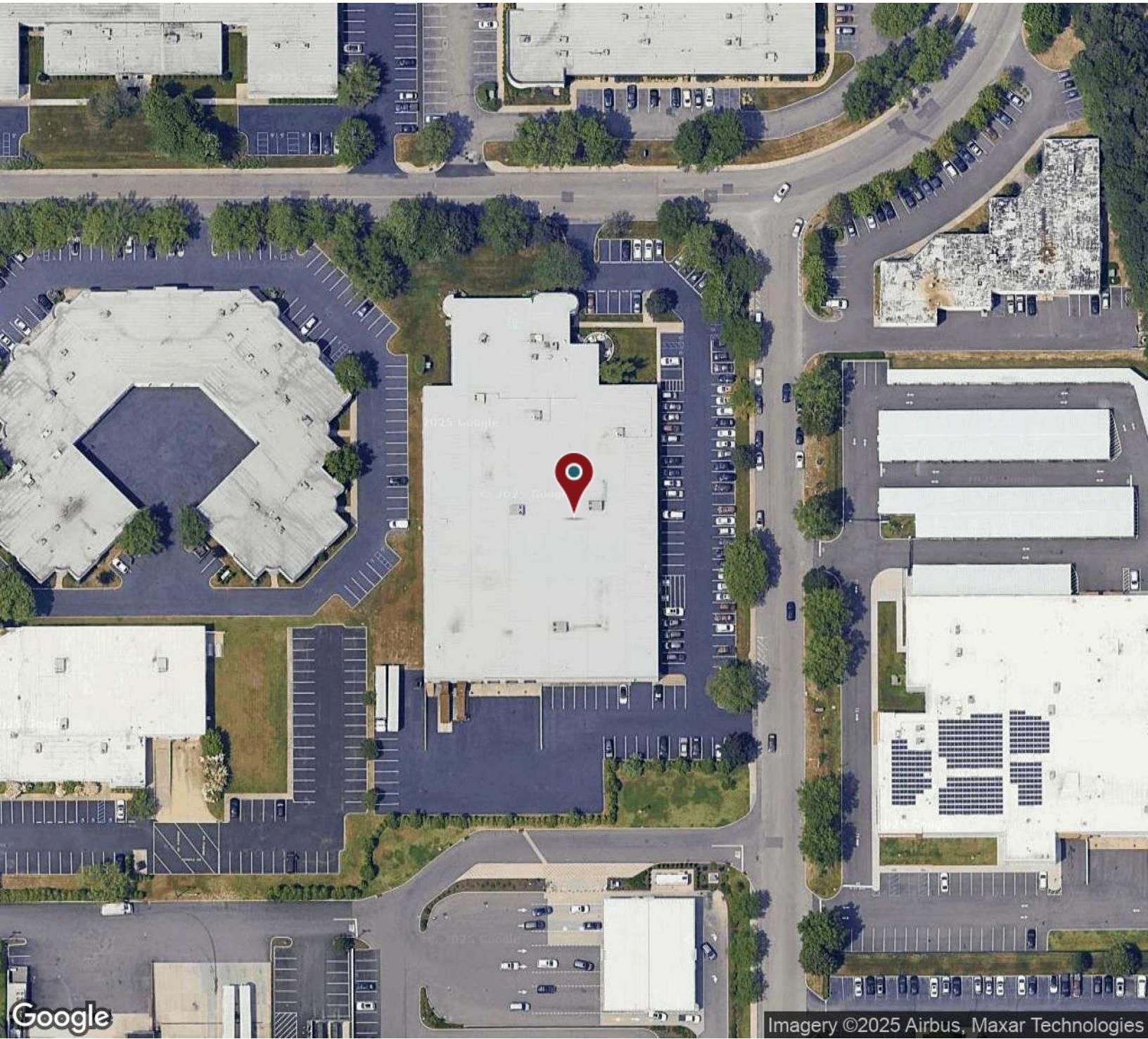
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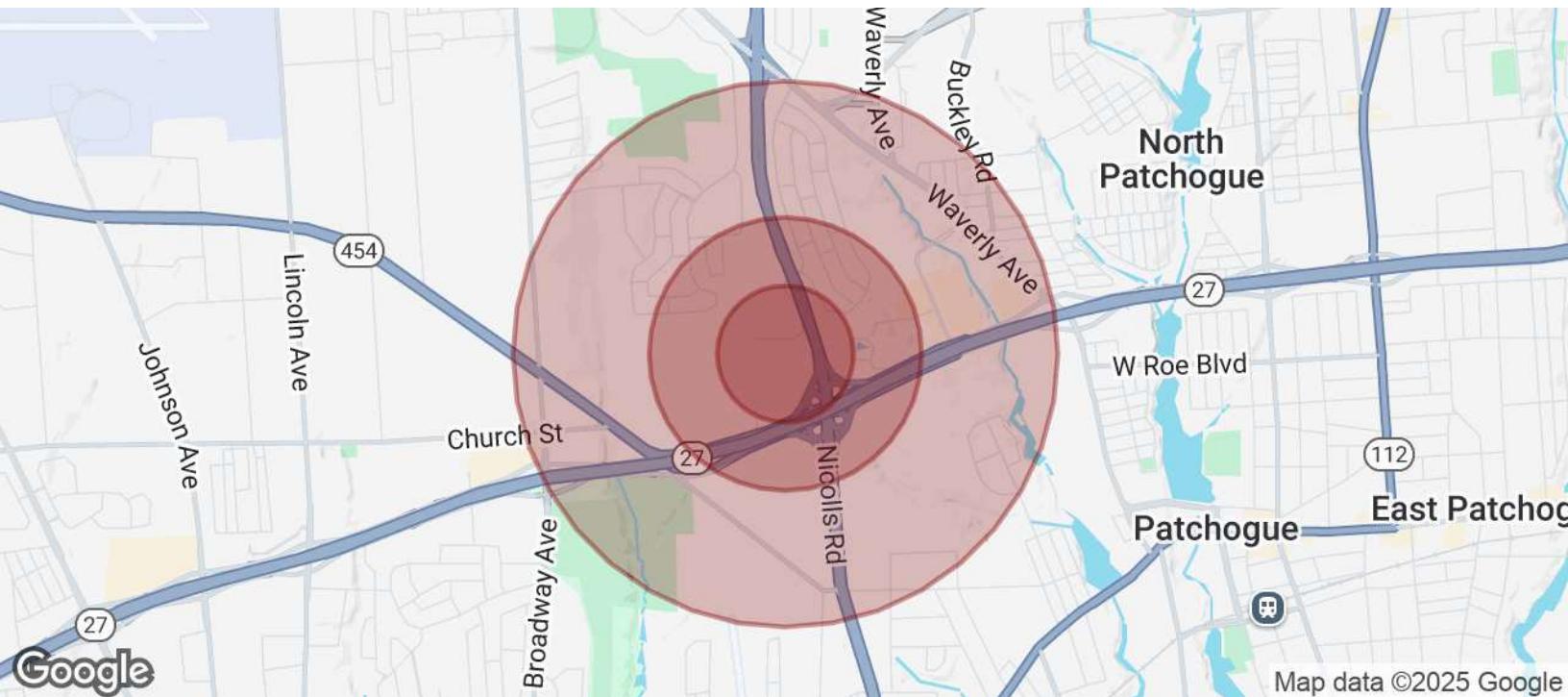
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	576	2,320	9,112
Average Age	35.7	41.6	42.9
Average Age (Male)	33.9	40.0	41.6
Average Age (Female)	39.4	44.5	45.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,034	3,805
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$99,945	\$102,581	\$108,764
Average House Value	\$417,534	\$428,063	\$412,487

2020 American Community Survey (ACS)

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