



Outside Storage Lot For Lease

245 Middle Island Rd Medford, NY 11763



Offering Summary

Lease Rate:	Upon Request
Lot Size	.30 Acre
Property Size:	42,056 SF
Zoning:	L1-IND

Property Overview

****OUTSIDE STORAGE LOT FOR LEASE****

The lot is +/- third of an acre and is approved for outside storage. It is centrally located, in the Medford industrial hub, in close proximity to LI MacArthur airport and the Medford and Yaphank commuter rails. Easy access to major highways and thruways. Ideal for fence company, landscaper, trucking business, contractor storage, etc.

Property Highlights

- +/- .30 Acre
- Permitted Outside Storage
- Security Gate Access
- Office Trailer Possible

For More Information:

Dennis Gandley

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Alexandra Lilliquist

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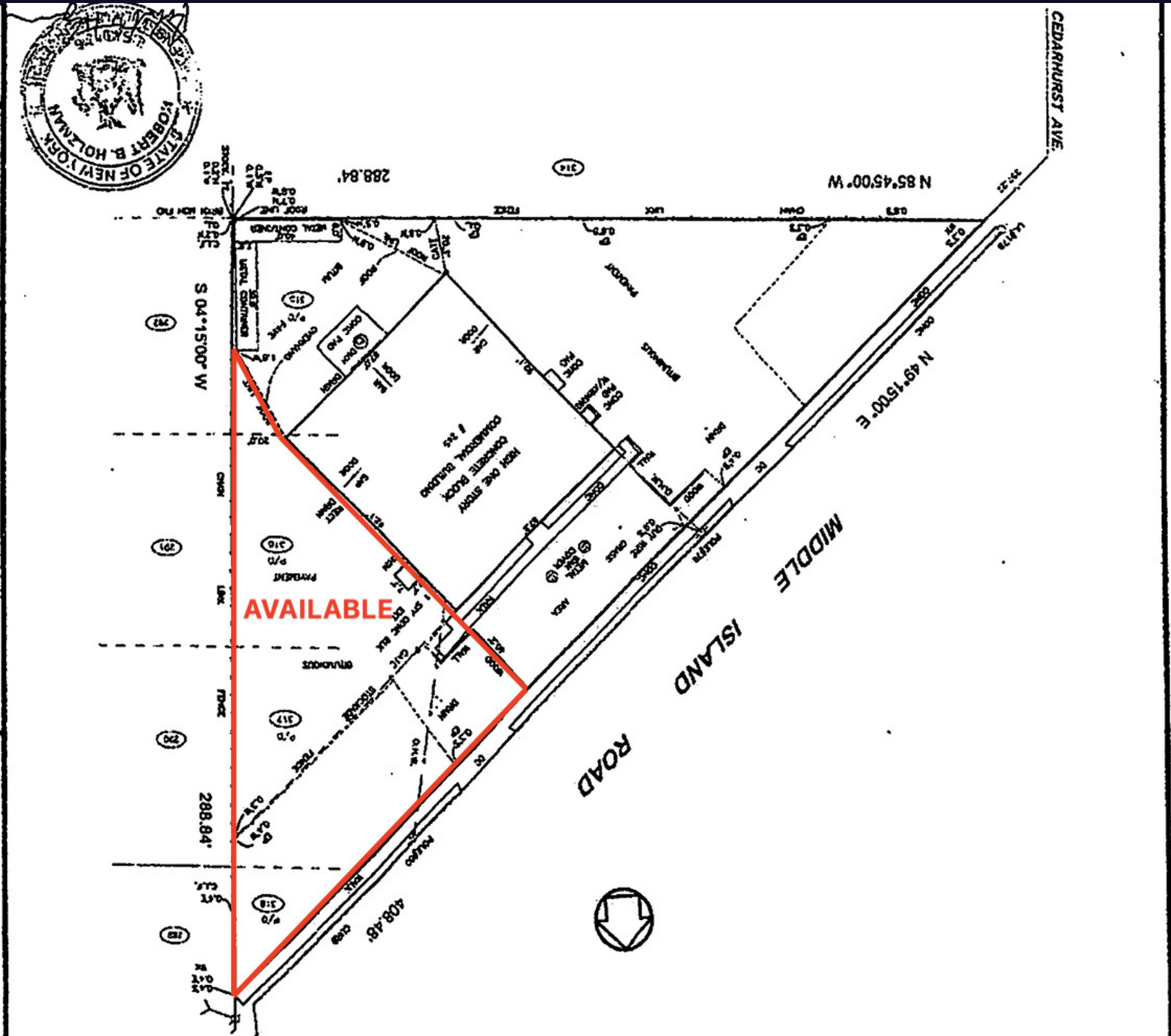
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Survey

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Lot Photos

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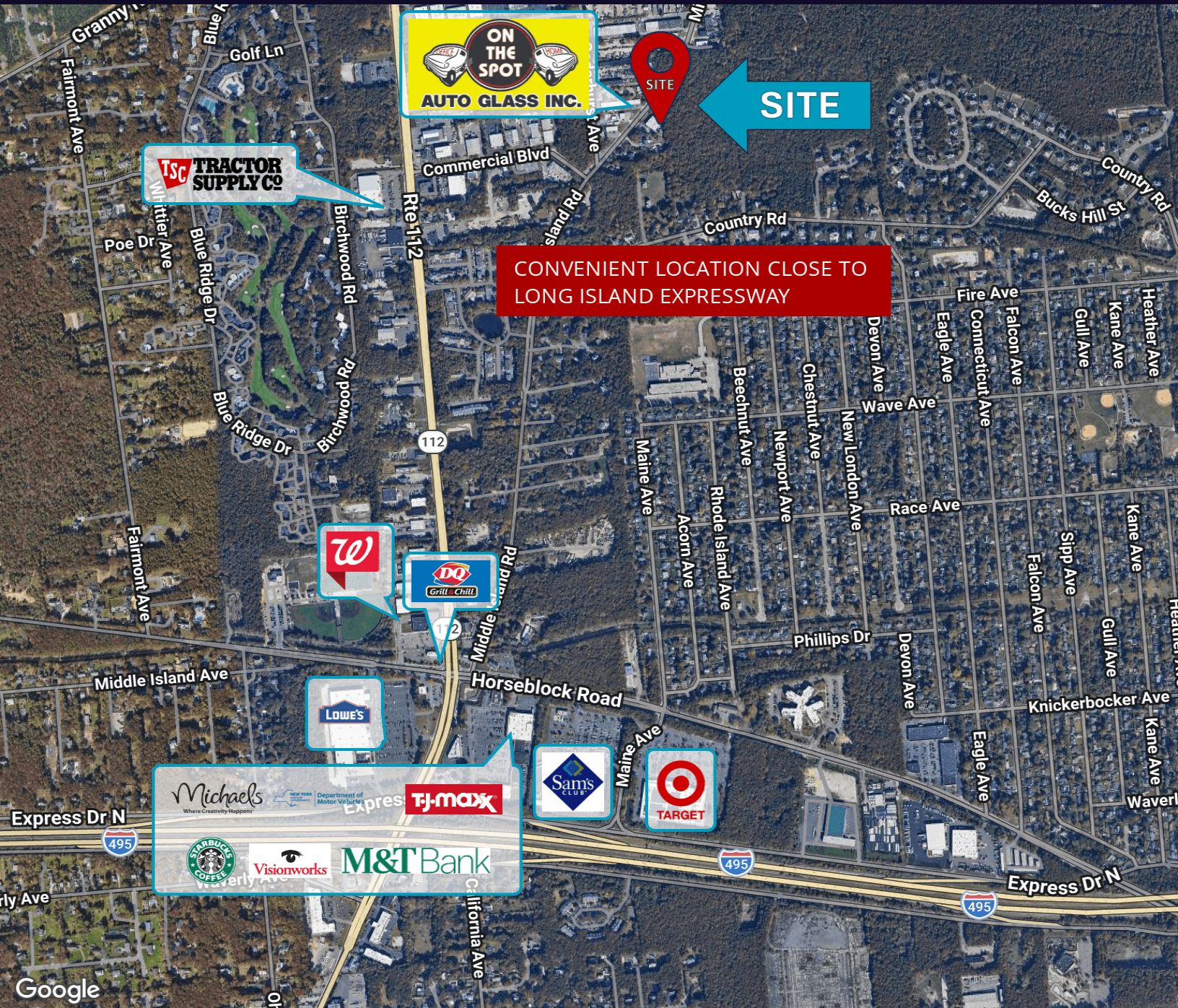
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National Retailer Map

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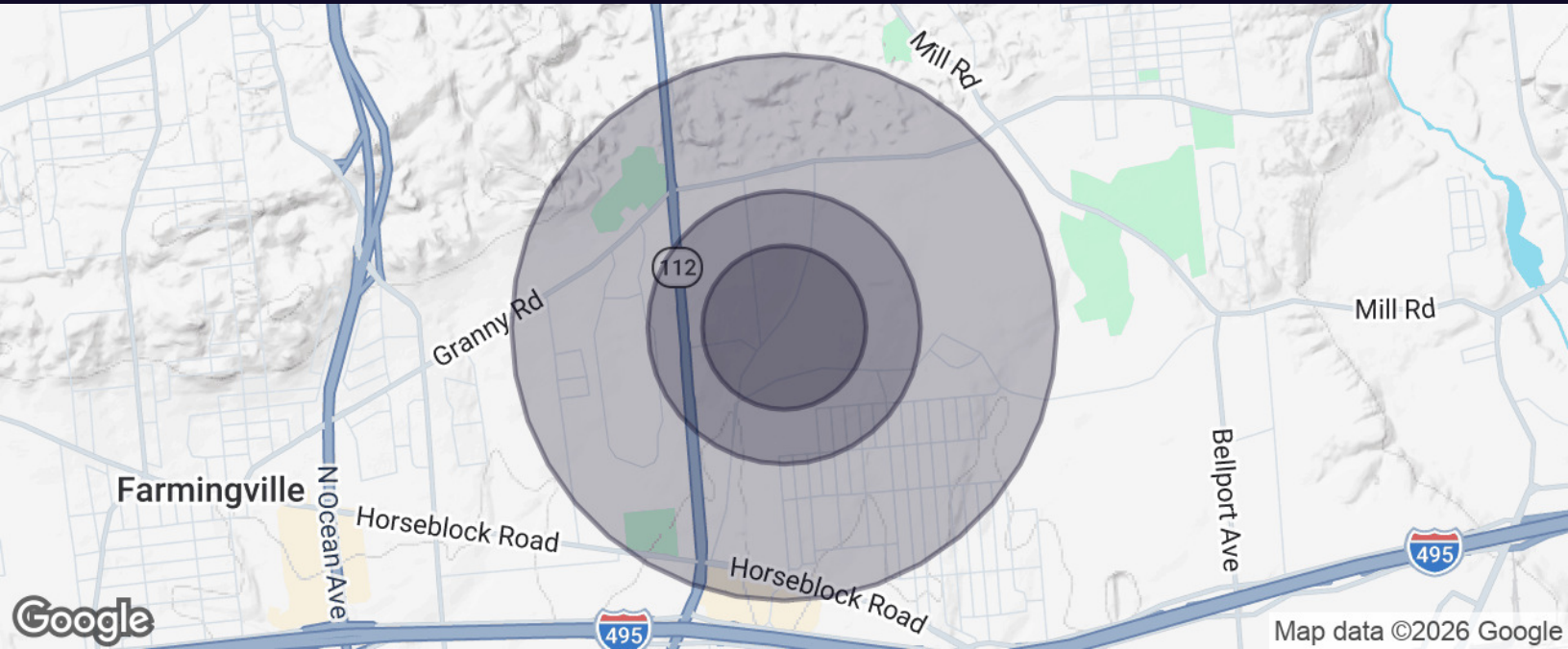
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	329	1,590	7,593
Average Age	44	43	44
Average Age (Male)	43	42	43
Average Age (Female)	44	45	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	608	2,905
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$114,727	\$100,943	\$108,814
Average House Value	\$492,803	\$441,579	\$442,753

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