

FOR LEASE

NEW INDUSTRIAL BUILDING
ST. JAMES, TOWN OF SMITHTOWN



AVAILABLE | INDUSTRIAL/OFFICE | 45,296 SF | TO BE BUILT 2025

TO ROUTE 347

BROADLEY SPUR



BROADLEY AVENUE

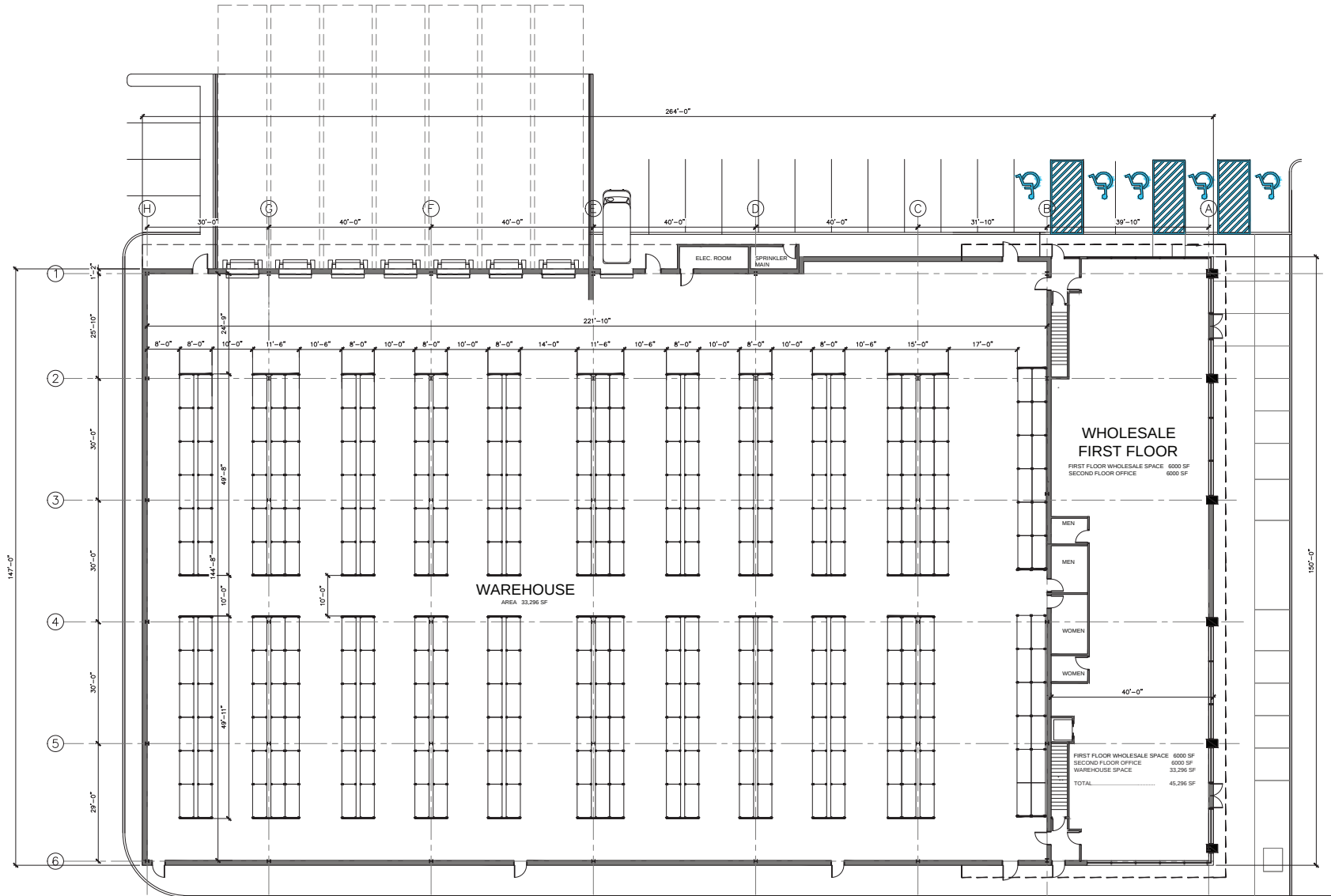
MIDDLE COUNTRY ROAD

SPECIFICATIONS:

TOTAL SIZE:	45,296 SF
OFFICE SPACE:	6,000 SF
LOADING:	7 BAYS
UNDERSIDE OF STEEL:	28'
COLUMN SPAN:	30' x 40'
SPRINKLERED:	YES
HEAT:	GAS RTUS
PARKING:	124 STALLS



FLOOR PLAN



FOR MORE INFORMATION:

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MAP

Nesconset Highway: 0.6 Miles
 Long Island Rail Road (Smithtown): 2.7 Miles
 Long Island Expressway: 3.6 Miles
 Northern State Parkway: 6.1 Miles
 MacArthur Airport: 7.5 Miles
 JFK International Airport: 44.3 Miles
 LaGuardia Airport: 44.3 Miles



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DAMIANOS REALTY GROUP | **55** YEARS