

FOR SALE OR LEASE
50,043 SF BUILDING
11,373 SF AVAILABLE



FARMINGDALE, NY

220 SHERWOOD AVENUE

50,043 SF WAREHOUSE FOR SALE
11,373 SF AVAILABLE FOR LEASE

PRICING

UPON REQUEST

BUILDING DETAILS

Building Size	50,043
Office Size	8,304 SF
Clear Height	16'
Loading	5 Loading Docks, 3 Drive-In Doors
Parking	60 Spaces
Sprinkler	Fully Sprinklered
Truck Court	155'
Total Acres	2.55 Acres

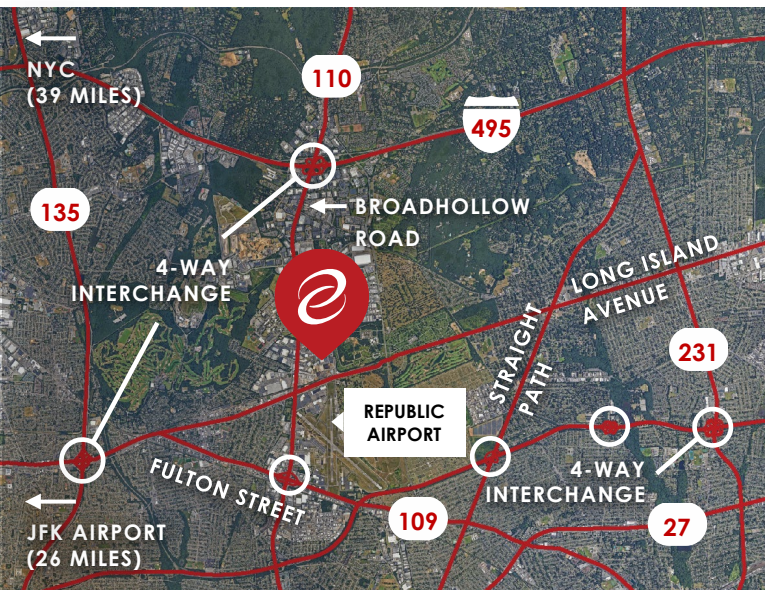
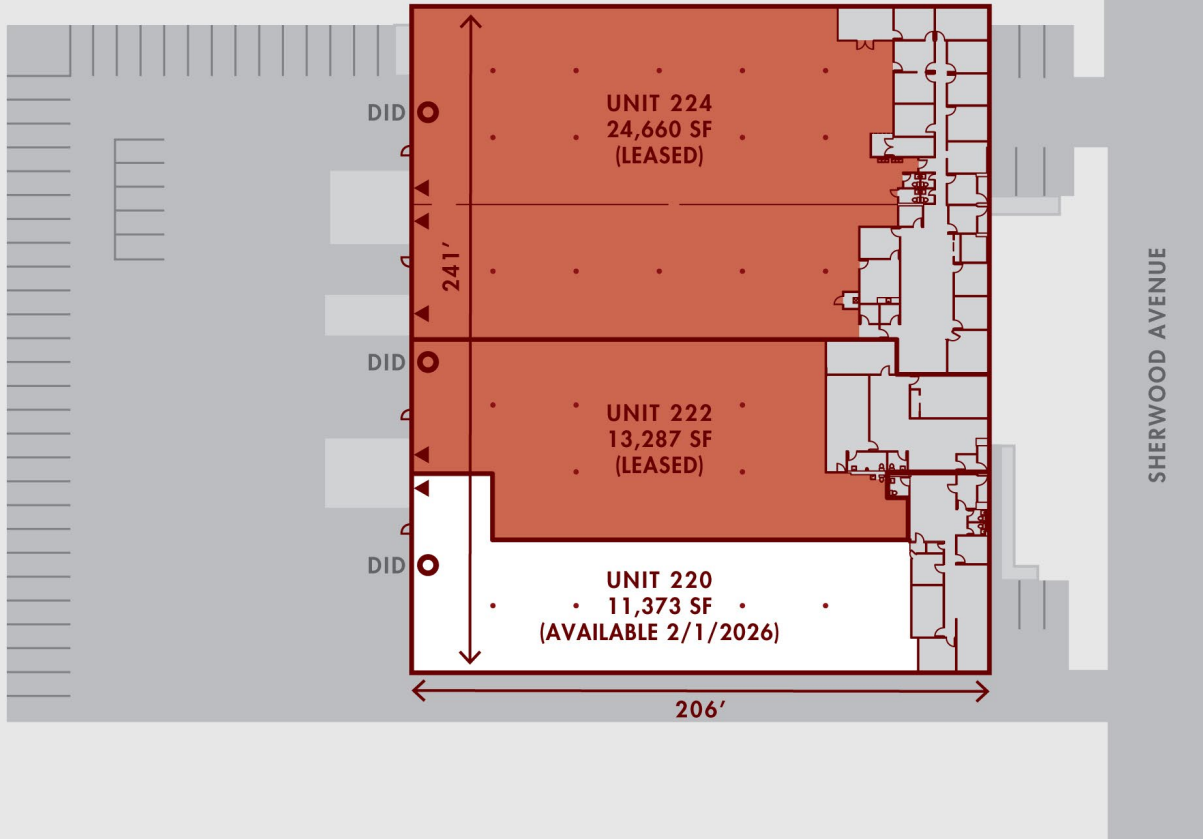
UNIT DETAILS

Occupancy	Immediate
Unit Size	11,373
Office Size	1,875 SF
Loading	1 Loading Dock, 1 Drive-In Door

COMMENTS

- 11,373 SF Available 3/1/2026
- Delivered with Capital Improvements – Façade Enhancements & Replacement the Parking Lot
- Business Park Setting with Quick Access to Long Island Expressway (I-495)
- Professionally Owned & Managed
- Future Expansion Opportunity

FOR LEASE OR SALE



SUITE	TOTAL SF	OFFICE SF	OCCUPANCY
220	11,373	1,875	IMMEDIATE
222	13,287	2,277	LEASED
224	24,660	4,152	LEASED
TOTAL BLDG	50,043		

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