

3300 Veterans Memorial Hwy
Bohemia, NY



FOR SALE OR LEASE
±44,587 SF Cold Storage Facility on 6.4 Acres



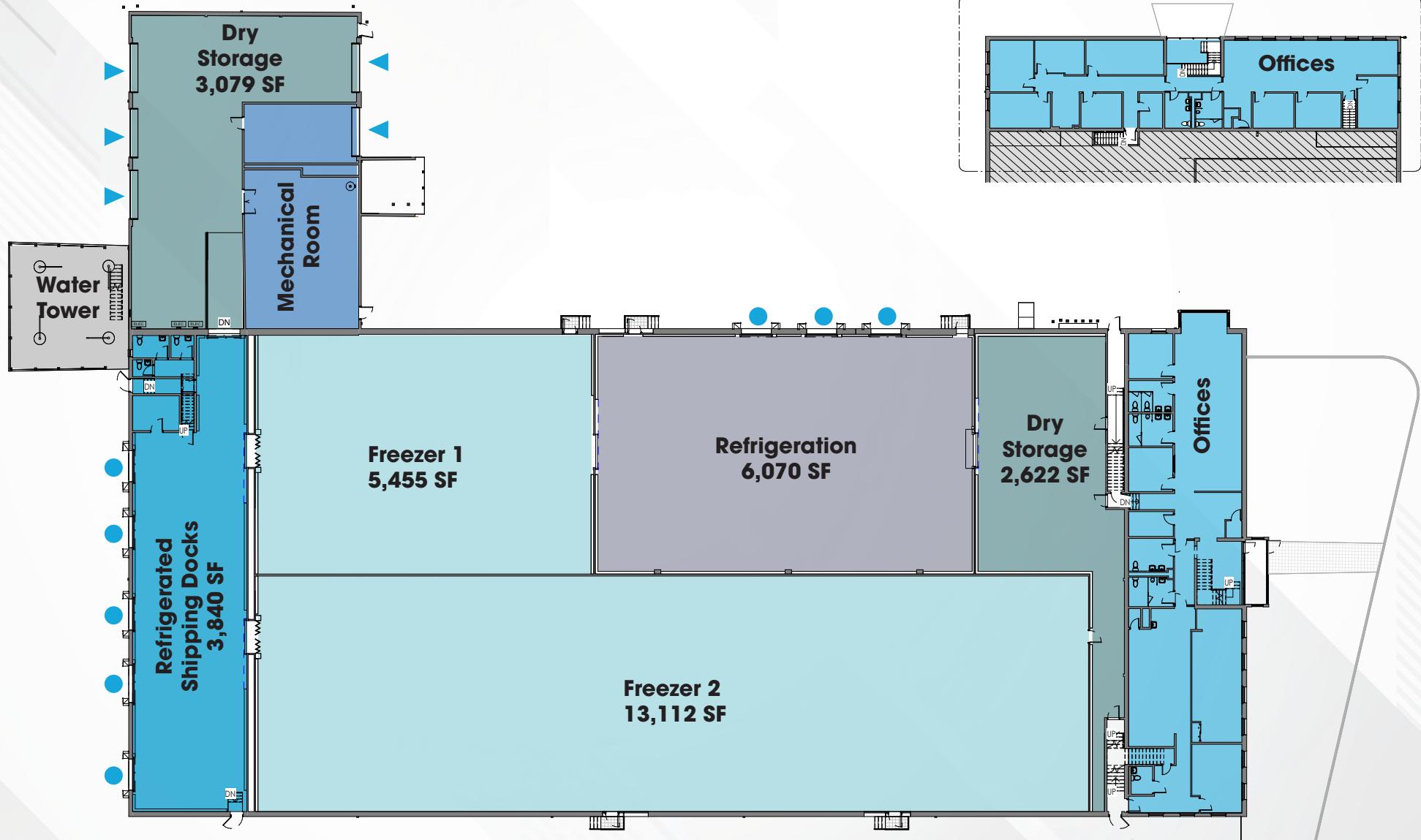
PROPERTY SPECS

Building Size	± 44,587 SF
Office Size	± 8,000 SF on 2 floors
Dry Storage	± 7,373 SF
Freezer Size	± 17,994 SF Temperature goes as low as -10°
Refrigerator Size	± 5,880 SF Temperature ranges from 36 - 40°
Plot Size	± 6.4 Acres
Expansion	<ul style="list-style-type: none"> Building can be expanded an additional ± 50,000 SF Existing cold storage infrastructure in place can support building expansion
Loading	8 Docks and 5 Drive-ins
Clear Height	25'10" in dry storage 24'4" in cold storage areas

Power	2,500 amps @ 480 V
Water Line	1.5"
Sprinkler System	Wet system throughout, dry heads in cold storage
Car Parking	29 spaces (Expandable)
Trailer Parking	24 spaces
RE Taxes	\$131,760.99
Sale/Lease Pricing	Upon request
Comments	<ul style="list-style-type: none"> Occupancy Spring 2026 Approximately 1,500 pallet positions in the freezer Approximately 350 pallet positions in the refrigerator



FLOOR PLANS



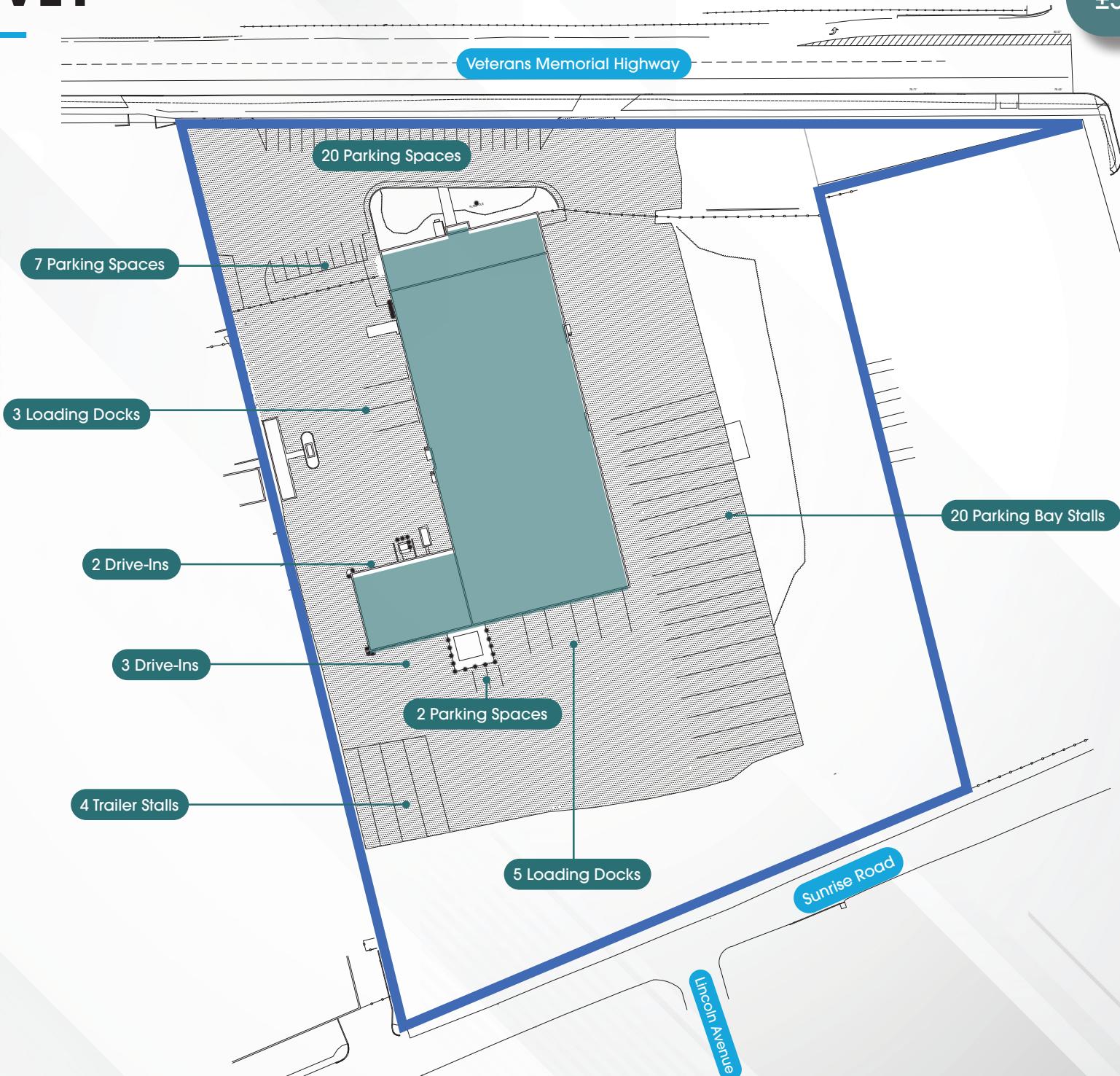
First Floor

● Dock
▲ Drive-in

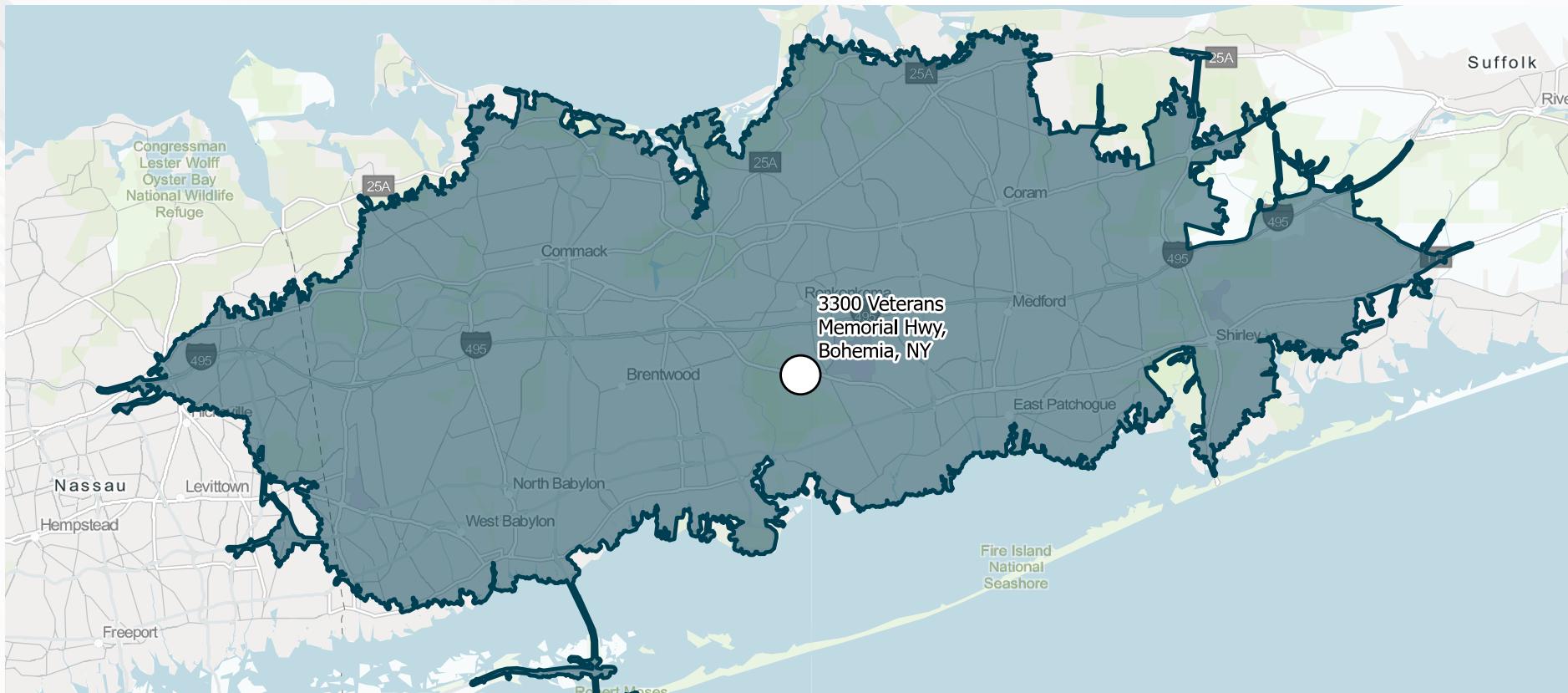
Second Floor

SURVEY

Expansion of
±50,000 SF possible



DEMOGRAPHICS



Within a 30 Minute Drive Radius

1,317,435
Total Population

707,131
Total Labor Force

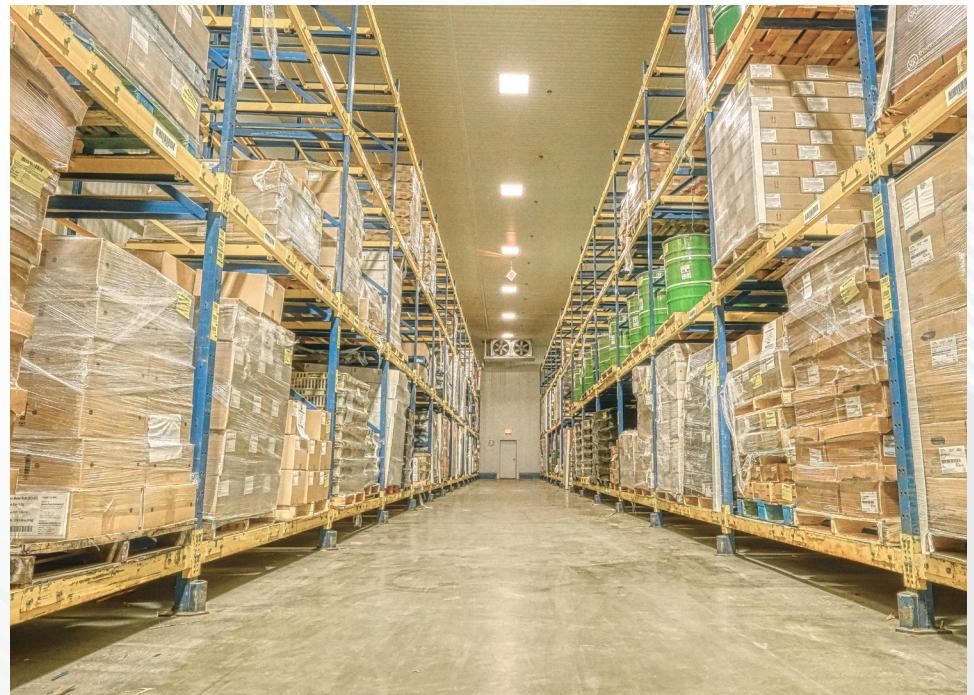
\$132,539
Median Household Income

34,458
Warehouse Employees

66.53%
Blue-collar workers

4.6%
Unemployment Rate

COLD STORAGE



OFFICES

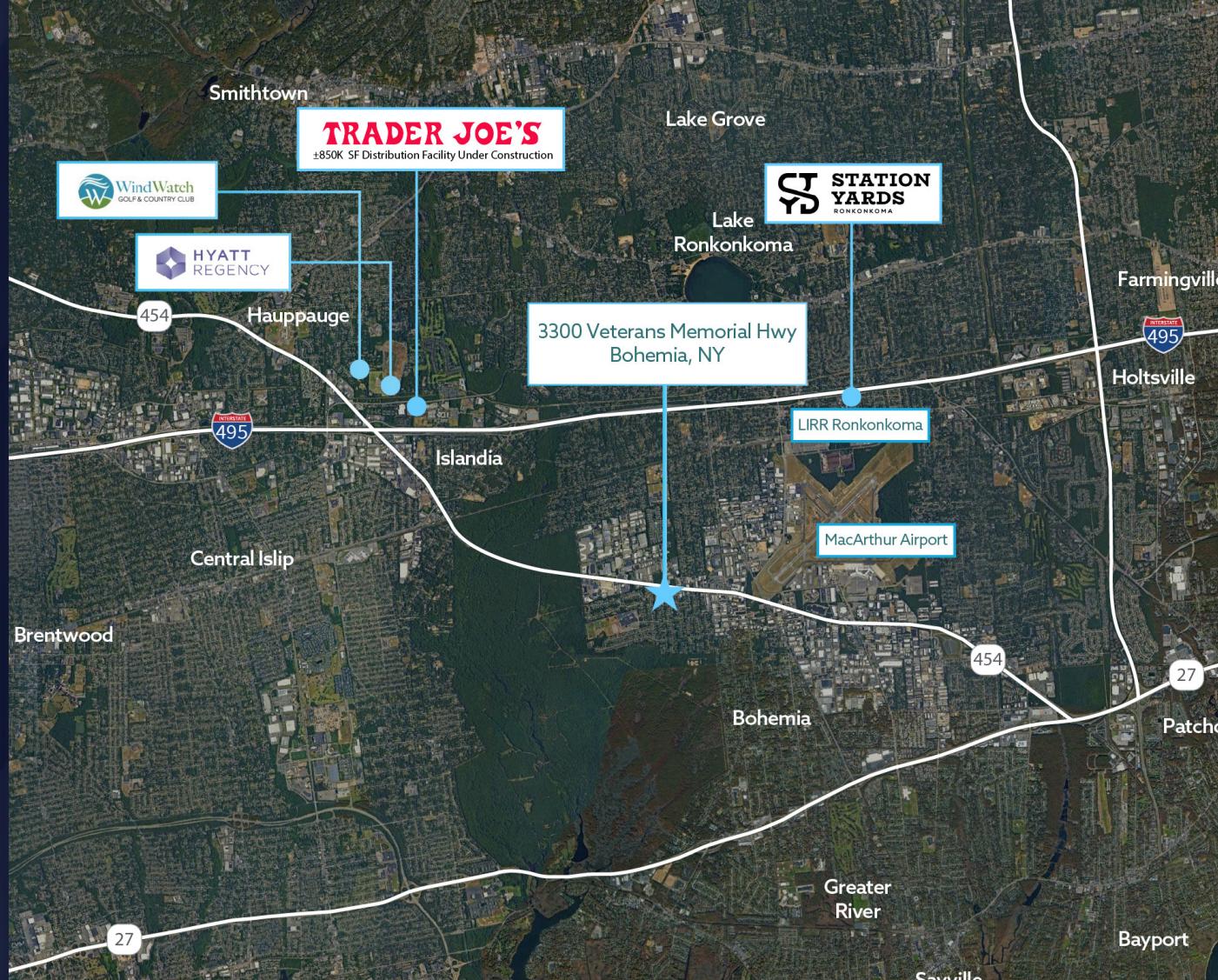


Contacts:

Max Omstrom
max.omstrom@jll.com
T +1 631 962 2504

Doug Omstrom
doug.omstrom@jll.com
T +1 631 962 2899

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Key Distances

Veterans Memorial Hwy	On	MacArthur Airport	1.2 mi
Sunrise Highway	3.1 mi	LIRR Ronkonkoma	2.7 mi
Long Island Expressway	3.4 mi	JFK Airport	38.8 mi