

3300 Veterans Memorial Hwy
Bohemia, NY



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

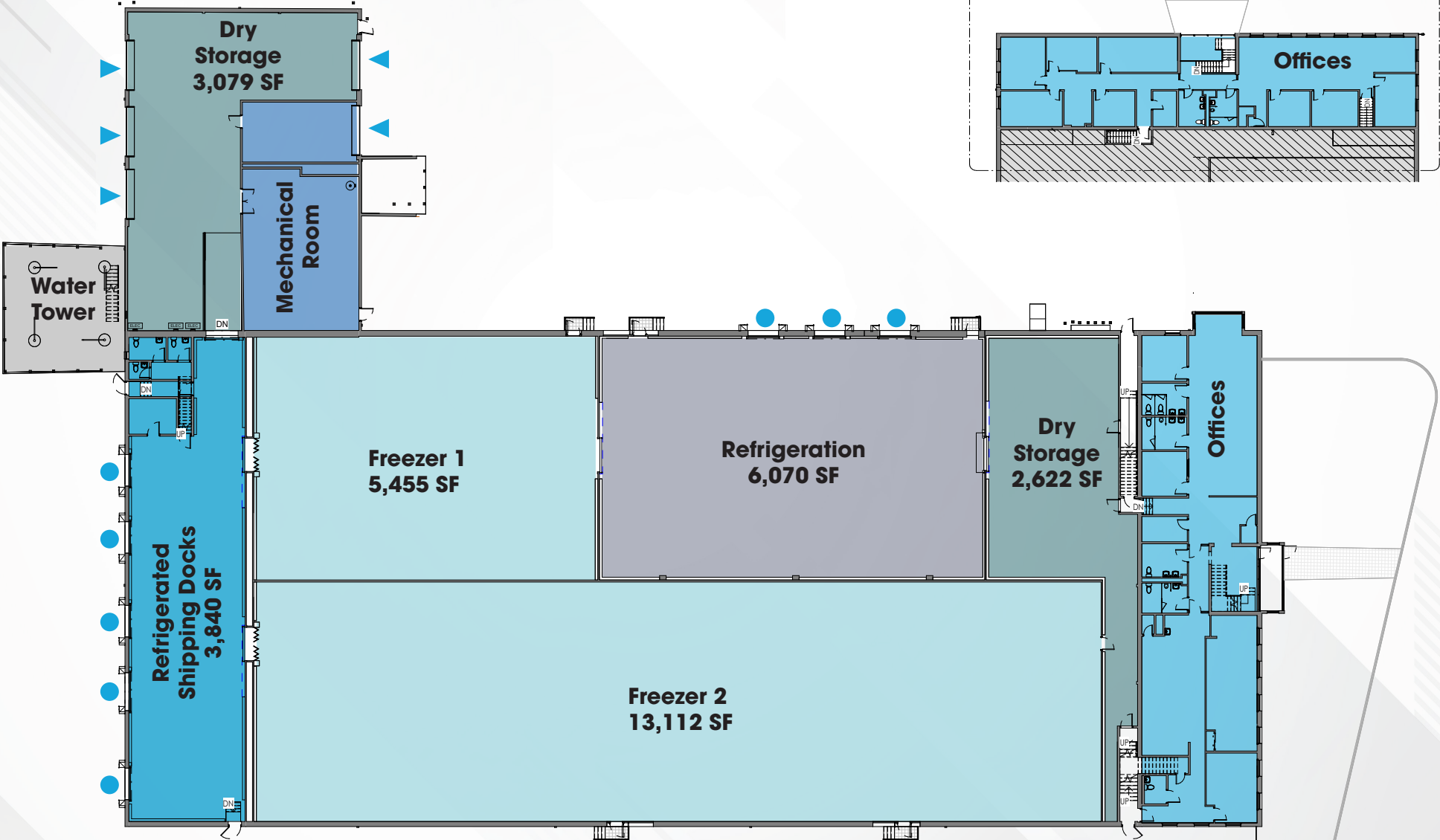


PROPERTY SPECS

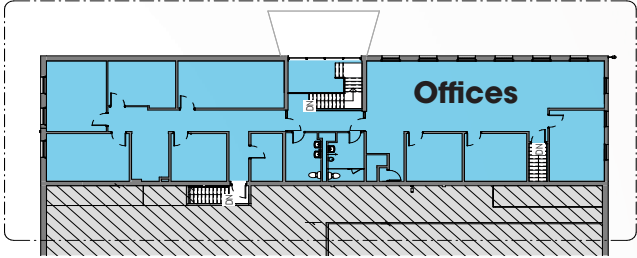
Building Size	± 44,587 SF	Power	2,500 amps @ 480 V
Office Size	± 8,000 SF on 2 floors	Water Line	1.5"
Dry Storage	± 7,373 SF	Sprinkler System	Wet system throughout, dry heads in cold storage
Freezer Size	± 17,994 SF Temperature goes as low as -10°	Car Parking	29 spaces (Expandable)
Refrigerator Size	± 5,880 SF Temperature ranges from 36 - 40°	Trailer Parking	24 spaces
Plot Size	± 6.4 Acres	RE Taxes	\$131,760.99
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	Sale/Lease Pricing	Upon request
Loading	8 Docks and 5 Drive-ins	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
Clear Height	25'10" in dry storage 24'4" in cold storage areas		



FLOOR PLANS



Second Floor

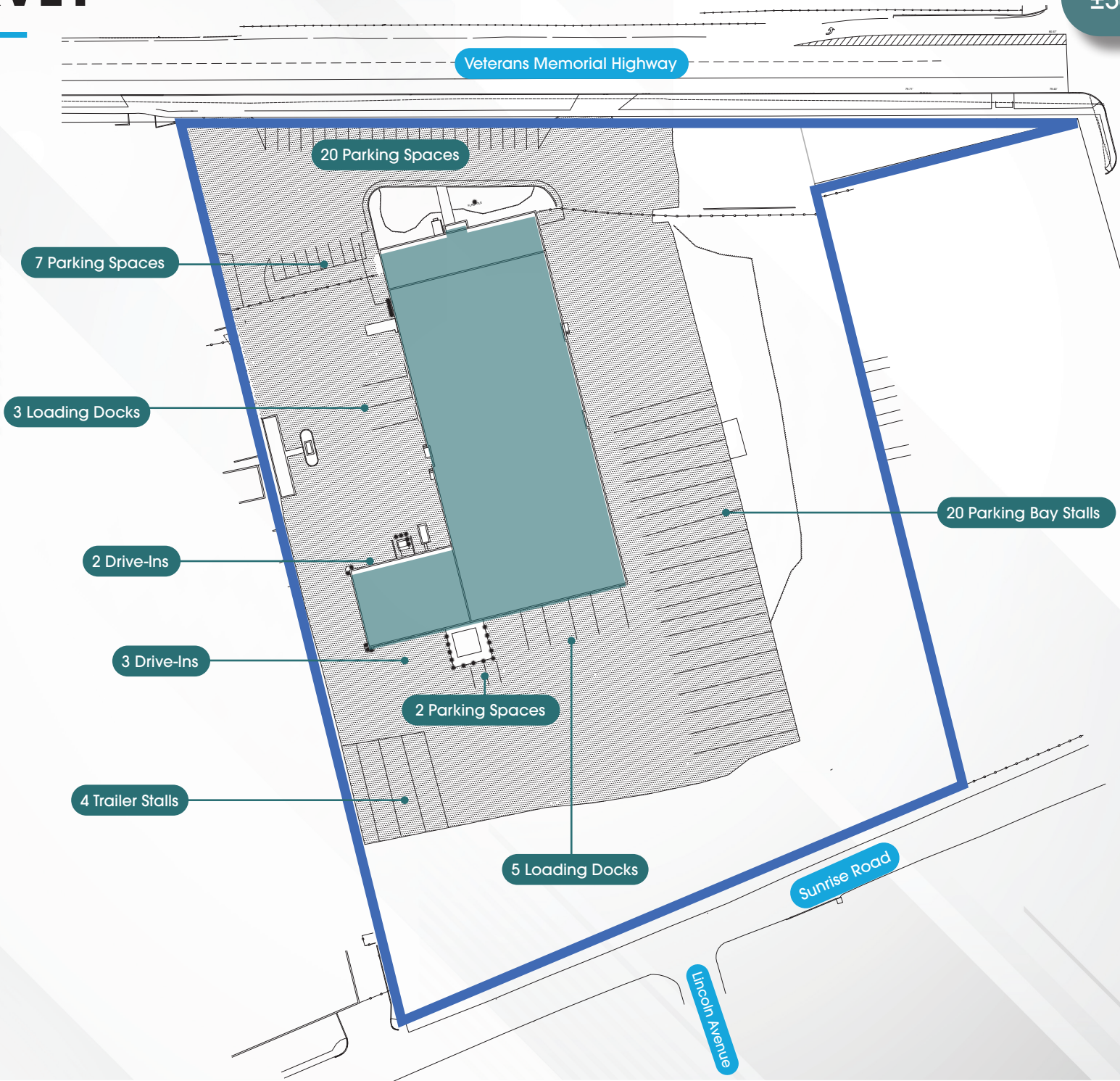


First Floor

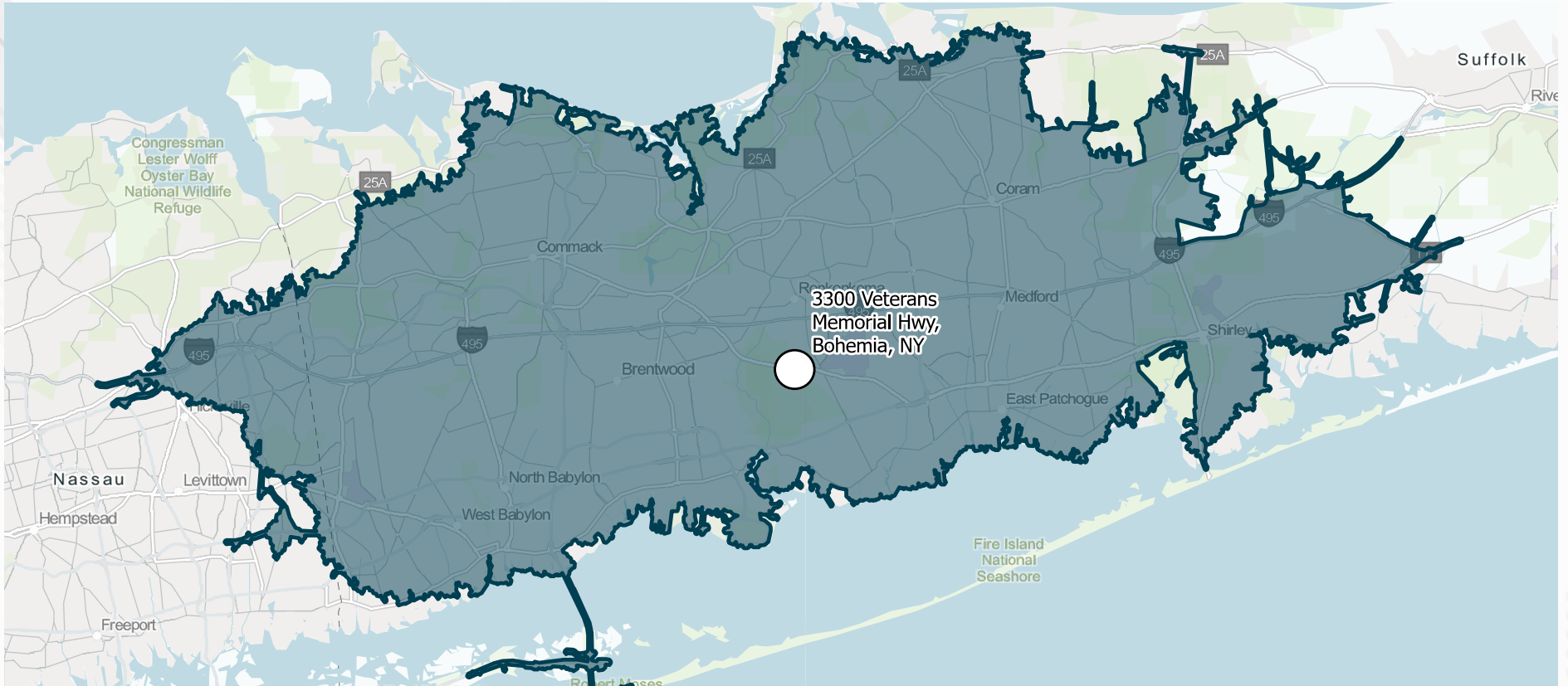
- Dock
- ▲ Drive-in

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



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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

