

32 ALLEN BLVD

FARMINGDALE, NY 11735



\$35,900	\$430,800	\$35,800	14,770 SF
CURRENT MONTHLY RENT ROLL	CURRENT ANNUAL RENT ROLL	ANNUAL PROPERTY TAX	TOTAL LISTED TENANT AREA

PROPERTY OVERVIEW

Multi-tenant industrial/commercial property with a strong diversified rent roll and extensive recent capital improvements. The property is largely occupied under triple-net leases, with separate gas and electric meters for all tenants. Major renovations have been completed, including an updated roof, new parking lot, new mechanical systems, plumbing improvements, and new overhead doors.

TENANT & RENT ROLL SUMMARY

SPACE / TENANT	SIZE	RENT	LEASE TERMS
Main Space Impact Lab Collision	5,000 SF	\$7,000/mo	Leased 1/1/2026 - 5 years 5-year option 5% annual increases NNN
Units A & B NYS LCG	2,450 SF (A 1,250 / B 1,200)	\$11,000/mo	Leased 1/1/2026 - 5 years 5-year option 5% annual increases NNN
Unit C TJA Auto Body	1,350 SF	\$2,400/mo	Month-to-month; prior lease expired New lease and rent currently being negotiated
Unit D Brandmark Apparel	1,350 SF	\$3,500/mo	Leased 7/1/2026 - 5 years 5-year option 3% annual increases NNN
Unit E Aura Ju Jitsu	1,350 SF	\$3,500/mo	Leased 8/1/2026 - 2 years Renewal option 3% annual increases NNN
Unit F Office Furniture Distributor	1,350 SF	\$4,000/mo	Leased 9/1/2026 - 5 years Renewal option 3% annual increases NNN
Unit G B&C; Elegant Designs	1,920 SF + gated side yard	\$4,500/mo	Leased 1/1/2026 - 5 years Renewal option 3% annual increases NNN

Current rent roll: **\$35,900 per month / \$430,800 annually**. Annual property taxes: **\$35,800**. All tenants have separate gas and electric meters.

PROPERTY HIGHLIGHTS

- Major renovation completed
- Updated roof
- New parking lot / paved exterior areas
- New mechanical systems
- Plumbing upgrades
- New overhead doors
- Separate gas and electric meters for all tenants
- Predominantly triple-net lease structure
- Annual rent escalations of 3% to 5% on long-term leases
- Unit G includes gated side yard space



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