



# Industrial Property For Lease

## 245 Middle Island Rd Medford, NY 11763



### Offering Summary

<b>Lease Rate:</b>	Upon Request
<b>Building Size:</b>	8,000 SF
<b>Office/Warehouse:</b>	1,200 SF / 6,800 SF
<b>Lot Size:</b>	42,056 SF
<b>Zoning:</b>	L1-IND
<b>Parking:</b>	+/- 50
<b>Heat:</b>	Oil

### Property Overview

\*\*\*AVAILABLE FOR LEASE JAN 2026\*\*\*

8,000 SF Warehouse and Space AVAILABLE for LEASE. This may be leased all together or the yard can be rented separately its own. The warehouse features 1200 SF of office space, Three Overhead doors, 400 amp, 3 phase, 3 bathrooms and a side lot for parking, new roof and 14' ceiling clearance.

The separate fenced yard is approximately .30 acres and is approved for outside storage. The warehouse lease includes the entire building plus the right side lot. the additional side yard is available for a stand alone lease or may be added to the warehouse lease at additional monthly rent charge.

Centrally located, in the Medford industrial hub, in close proximity to LI MacArthur airport and the Medford and Yaphank commuter rails. Easy access to major highways and thruways. Ideal for manufacturing or Industrial business, landscaper, trucking business, etc.

### Property Highlights

- 8,000 SF Warehouse
- 14' ceiling clearance
- 400 amp/ 3 phase
- 3 Over head doors

For More Information:

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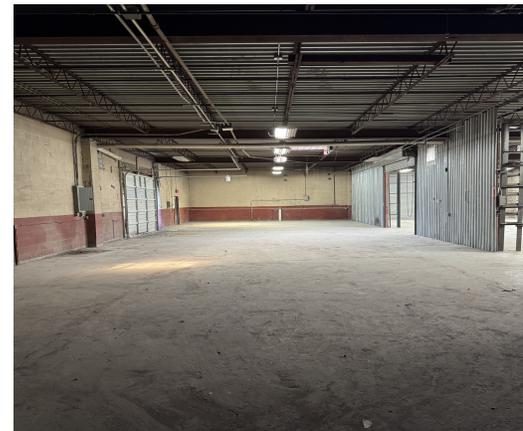
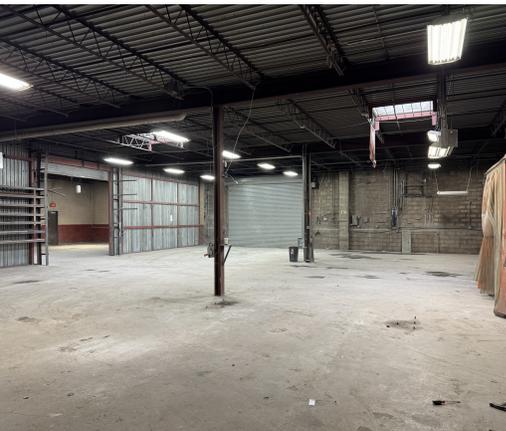


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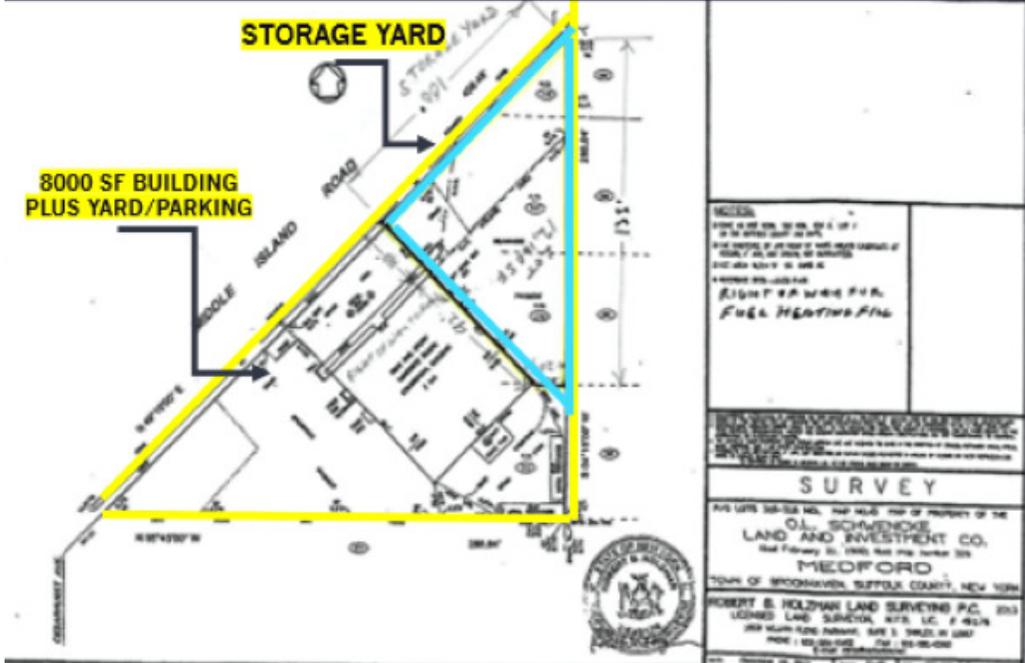
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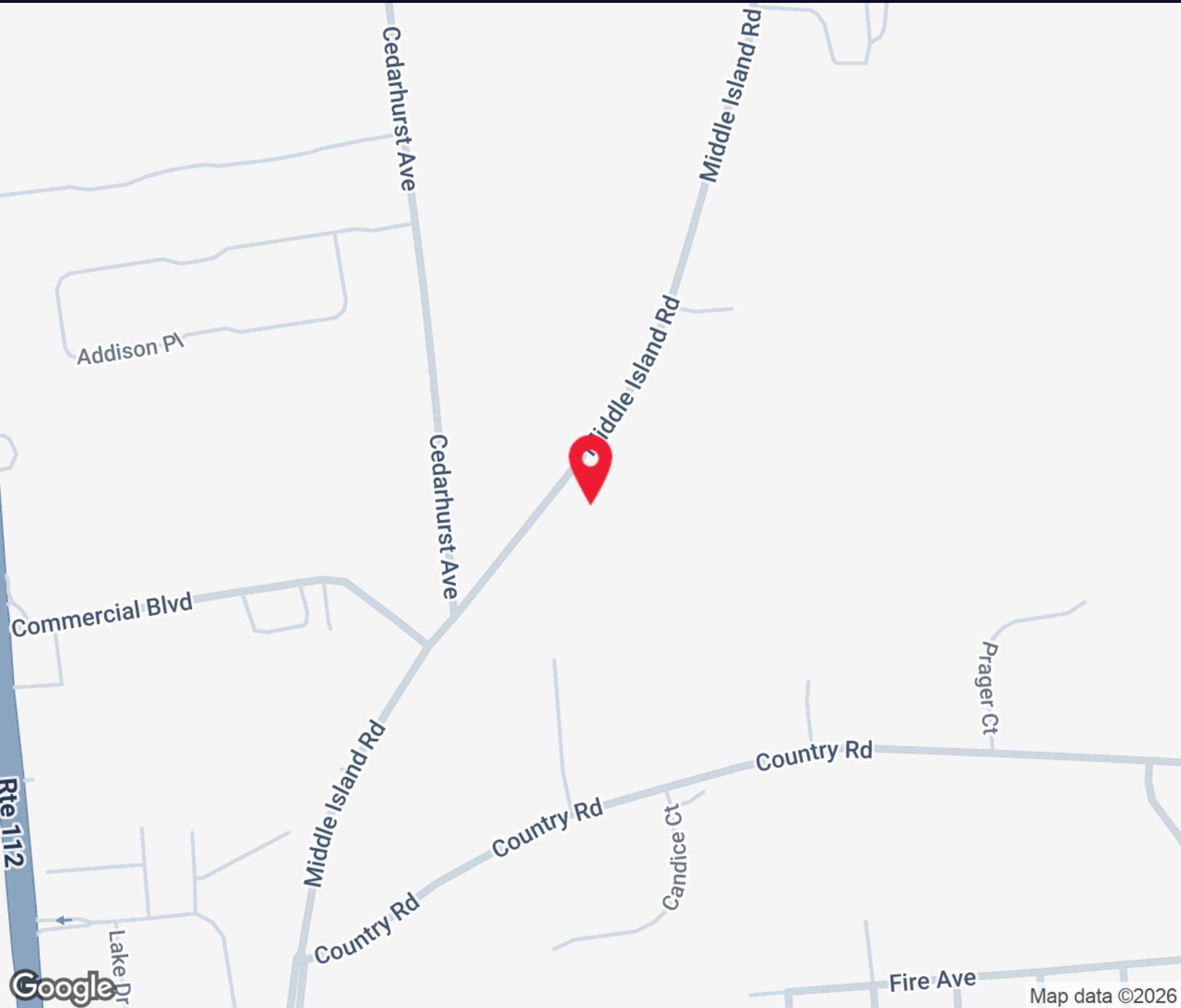
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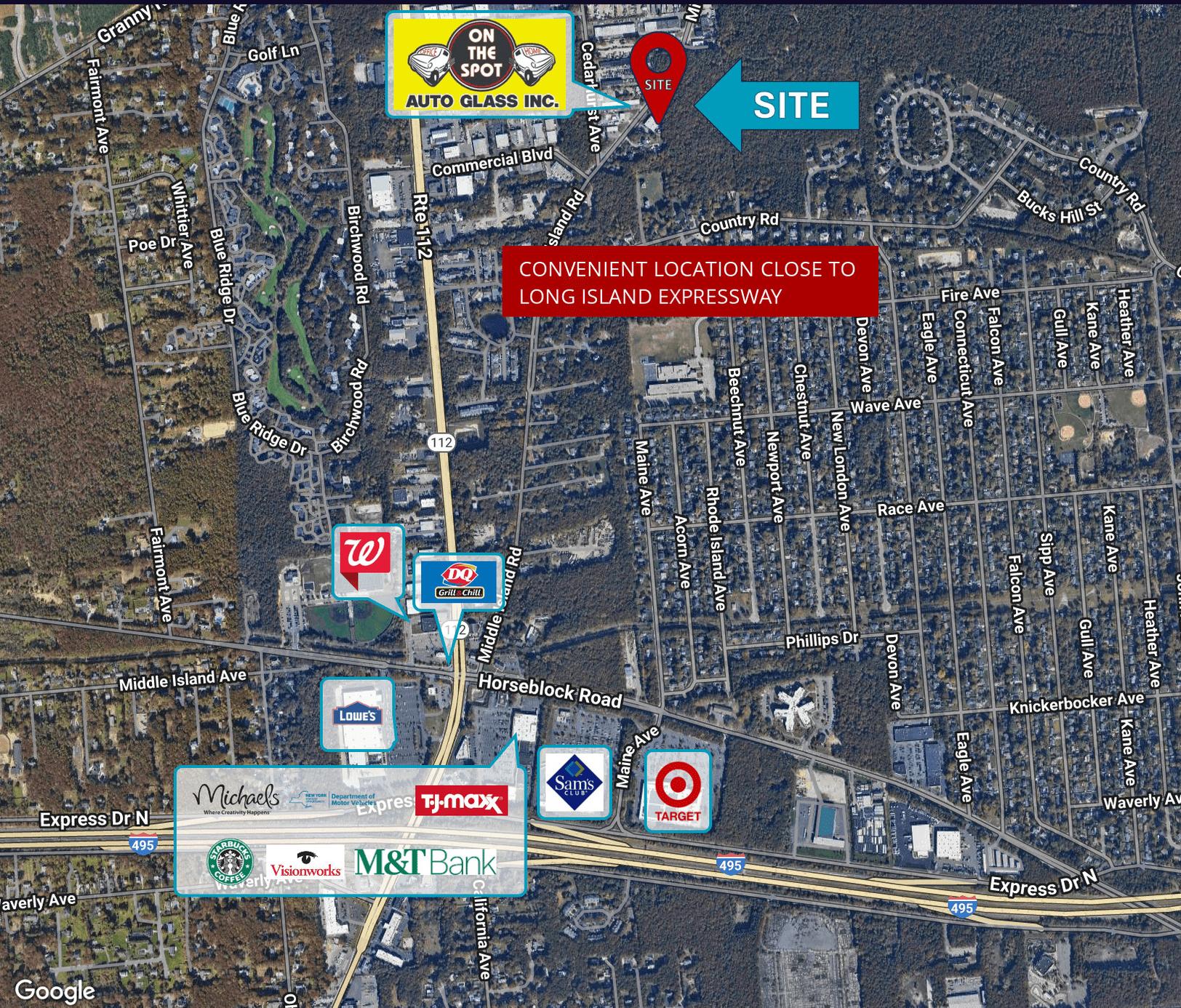
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# National Retailer Map

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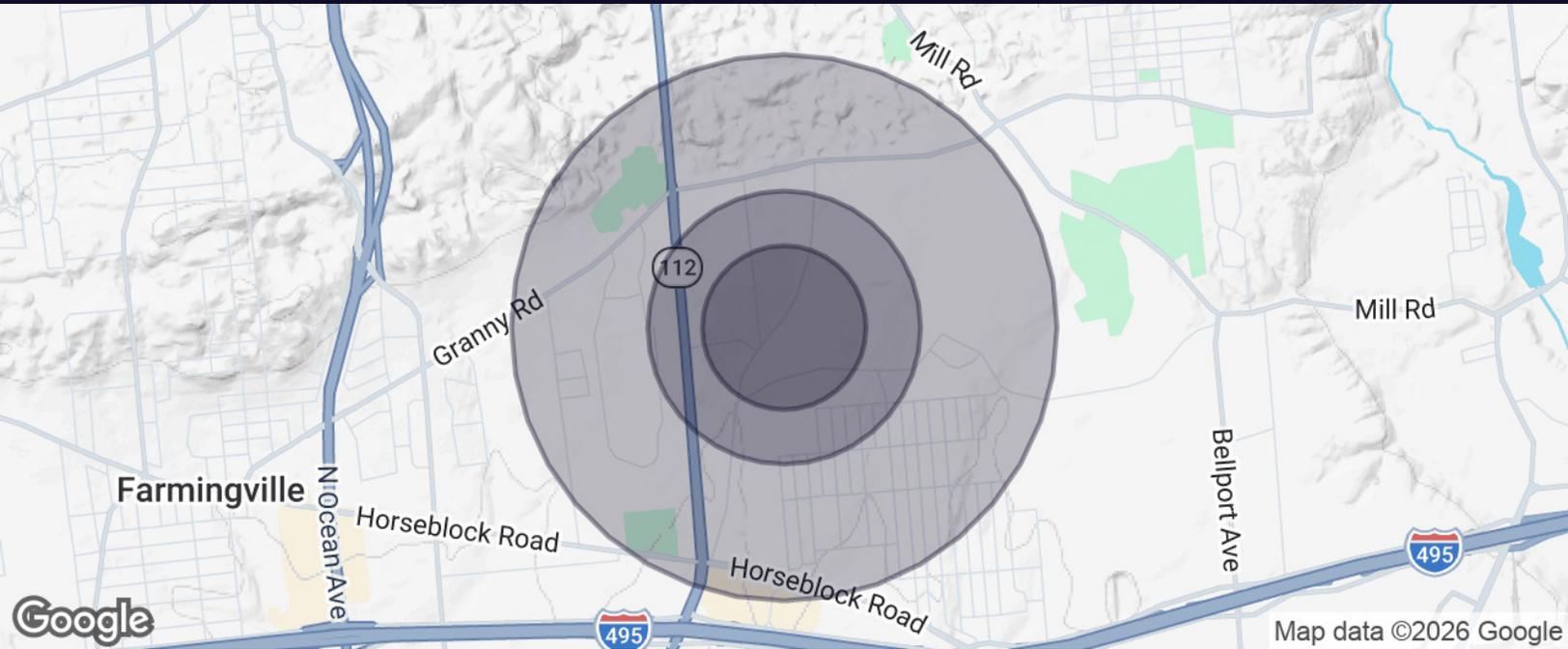
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	329	1,590	7,593
Average Age	44	43	44
Average Age (Male)	43	42	43
Average Age (Female)	44	45	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	608	2,905
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$114,727	\$100,943	\$108,814
Average House Value	\$492,803	\$441,579	\$442,753

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