

INDUSTRIAL SPACE FOR LEASE

# 200 ADAMS BOULEVARD

Farmingdale, NY

Available

**±26,502 SF**

## MANY UPGRADES IN PROGRESS

### Building Specifications

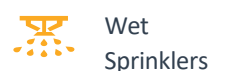
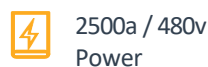
Available SF	±26,502 SF
Warehouse SF	±21,502 SF
Office SF	±5,000 SF
Clear Height	17'
Car Parking	Ample
Dock Doors	3
Drive-Ins	1

### Upgrades Include

New roof with 20-year warranty, new painted façade, new striped and sealed parking lot, updated landscaping and new LED lighting in all office and warehouse spaces – all upgrades expected to be completed by Spring 2025.

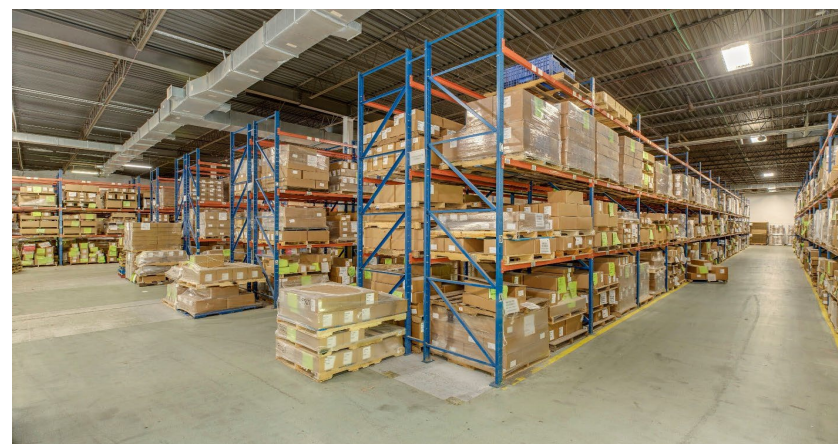
### Property Features

- Fully air-conditioned
- Sewers
- Immediate occupancy
- Signage available



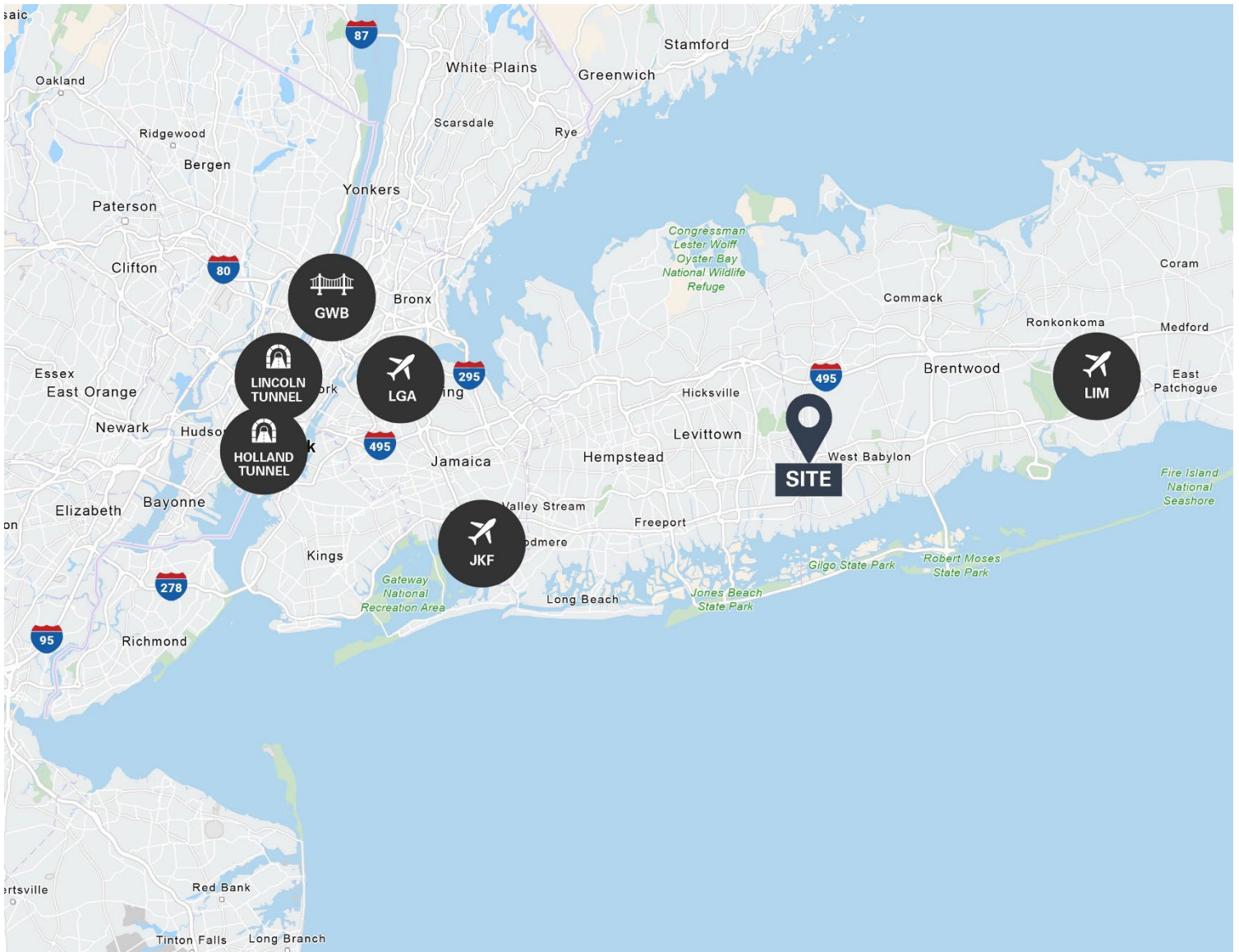
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## APPROXIMATE DRIVE TIMES / MILES

John F. Kennedy Airport	32 min	22.6 miles
LaGuardia Airport	49 min	34.9 miles
Long Island MacArthur Airport	29 min	22.4 miles
George Washington Bridge	1hr 13 min	36.9 miles
Lincoln Tunnel	1hr 26 min	41.0 miles
Holland Tunnel	1hr 42 min	42.9 miles

## LONG ISLAND ATTRIBUTES

- Skilled and plentiful labor force
- Lower Suffolk County tax rates
- Ability to obtain Industrial Development Agency (IDA) benefits

**200 ADAMS  
BOULEVARD**

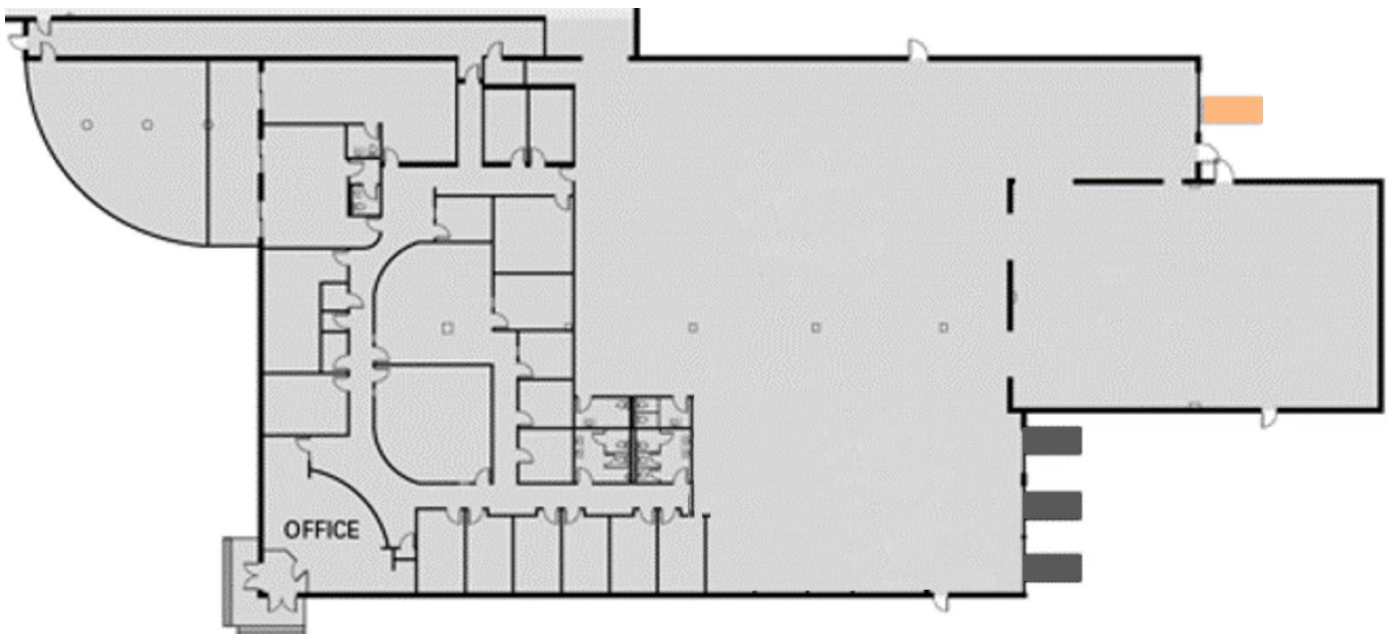
FARMINGDALE, NY



**26,502 SF AVAILABLE**

DRIVE IN DOOR

LOADING DOCKS



**Existing Office Space Can Be Modified or Reduced**

## Contact Us

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