

OFFERING SUMMARY

Lease Rate:	\$14 PSF NNN
Available SF:	54,750 SF
Office:	13% to 27% +/-
Loading:	6 Docks 1 Drive-In Door
Power:	2,500 Amps 120/208 Volts Three Phase
Ceiling:	17.5' + Clear
Sprinklers:	Full
HVAC:	Full Air Conditioning
Parking:	Ample
Lot Size:	3.10 Acres
Sewers:	SCSD #14

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer a free standing industrial building for lease. Ideal for warehouse and distribution, manufacturing or research and development.

Sherwood Corporate Center is located at the northwest corner of Sunrise Highway and Nicolls Road (Rt 97) and is minutes away from the Long Island Expressway and 4 miles from Long Island MacArthur Airport (ISP).

Holbrook, NY offers a prime location for Industrial and R&D tenants seeking a dynamic community with convenient amenities. Situated in Suffolk County, Holbrook provides easy access to major transportation routes and industrial parks, making it an ideal hub for business operations. Nearby, tenants can explore Patchogue Village and Main Street in Sayville with its diverse dining options, retail centers, and recreational activities.

PROPERTY HIGHLIGHTS

- Modern and Professionally Maintained Building
- Professional and Attractive Interior and Exterior Finishes
- Office Space 7,300 to 15,00 SF +/-

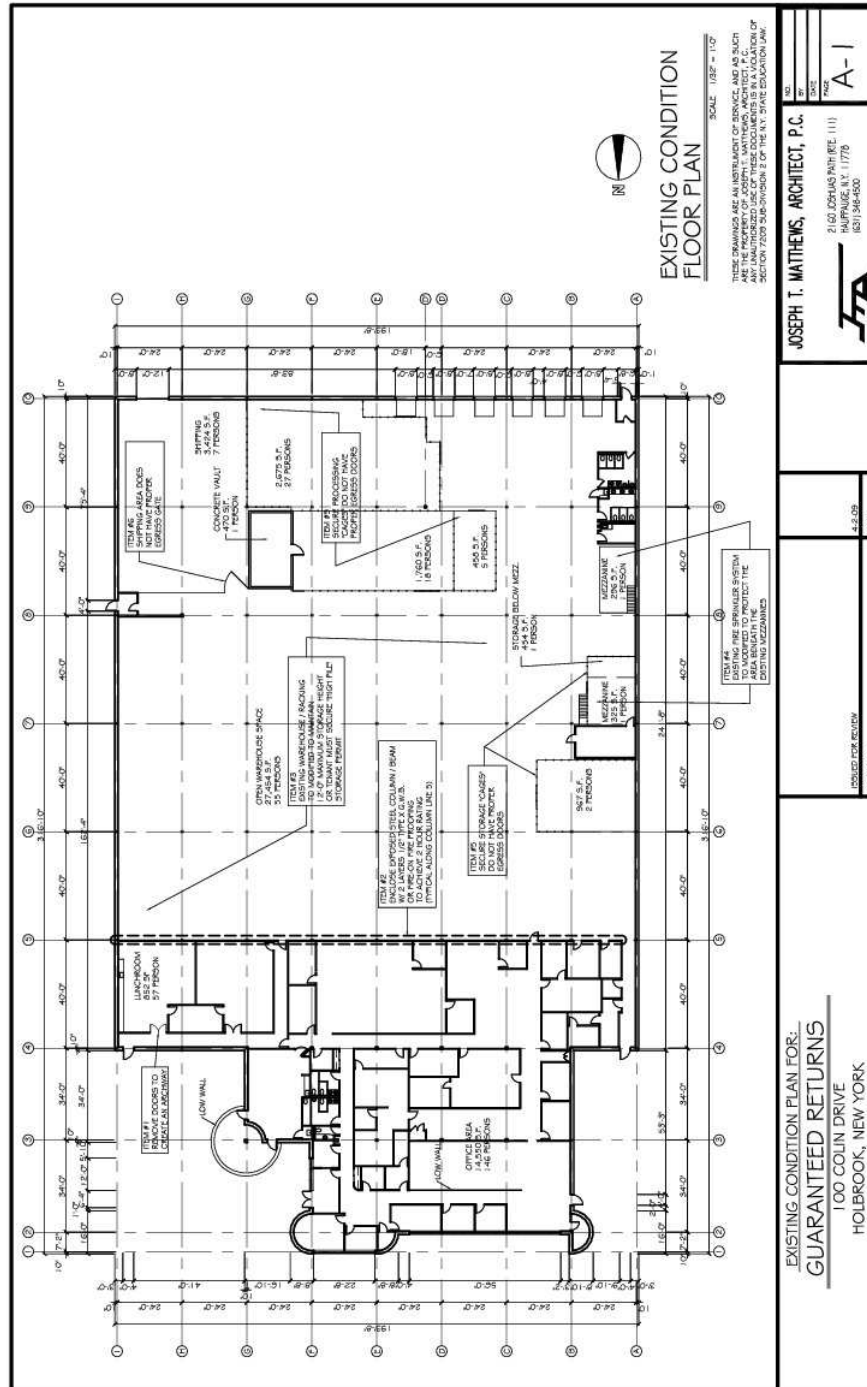
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



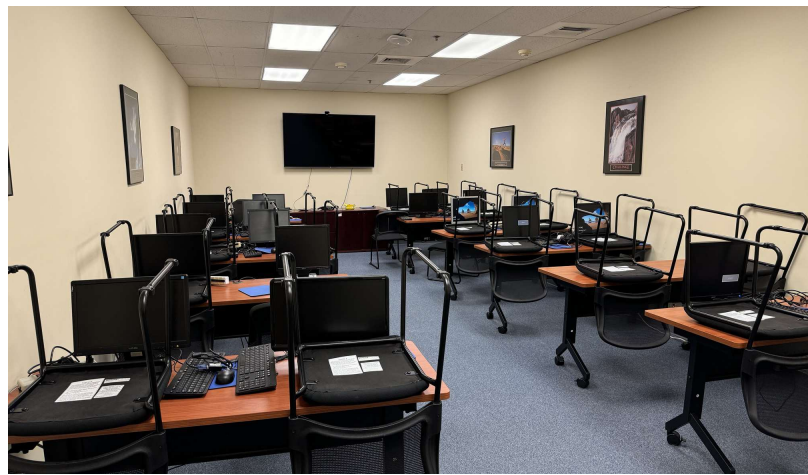
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



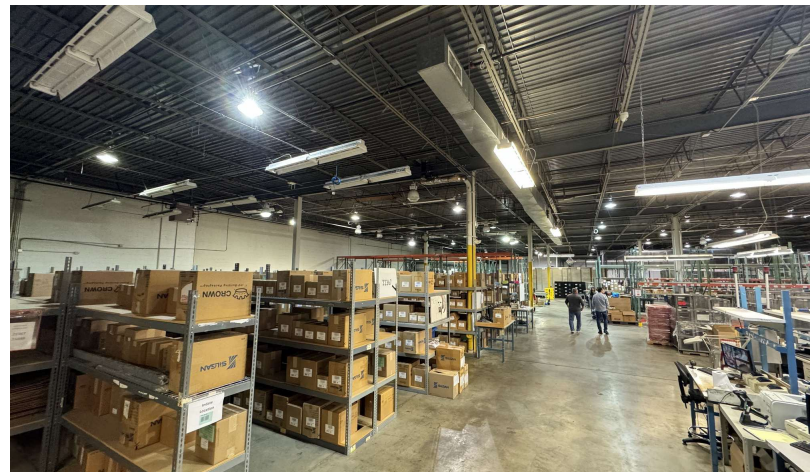
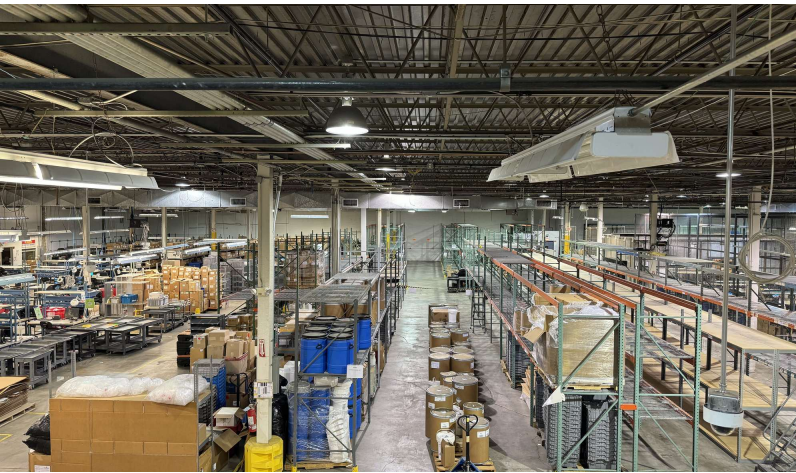
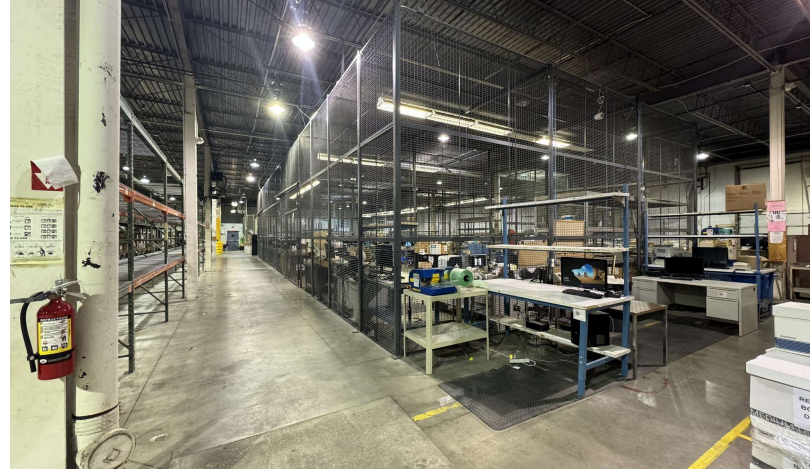
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



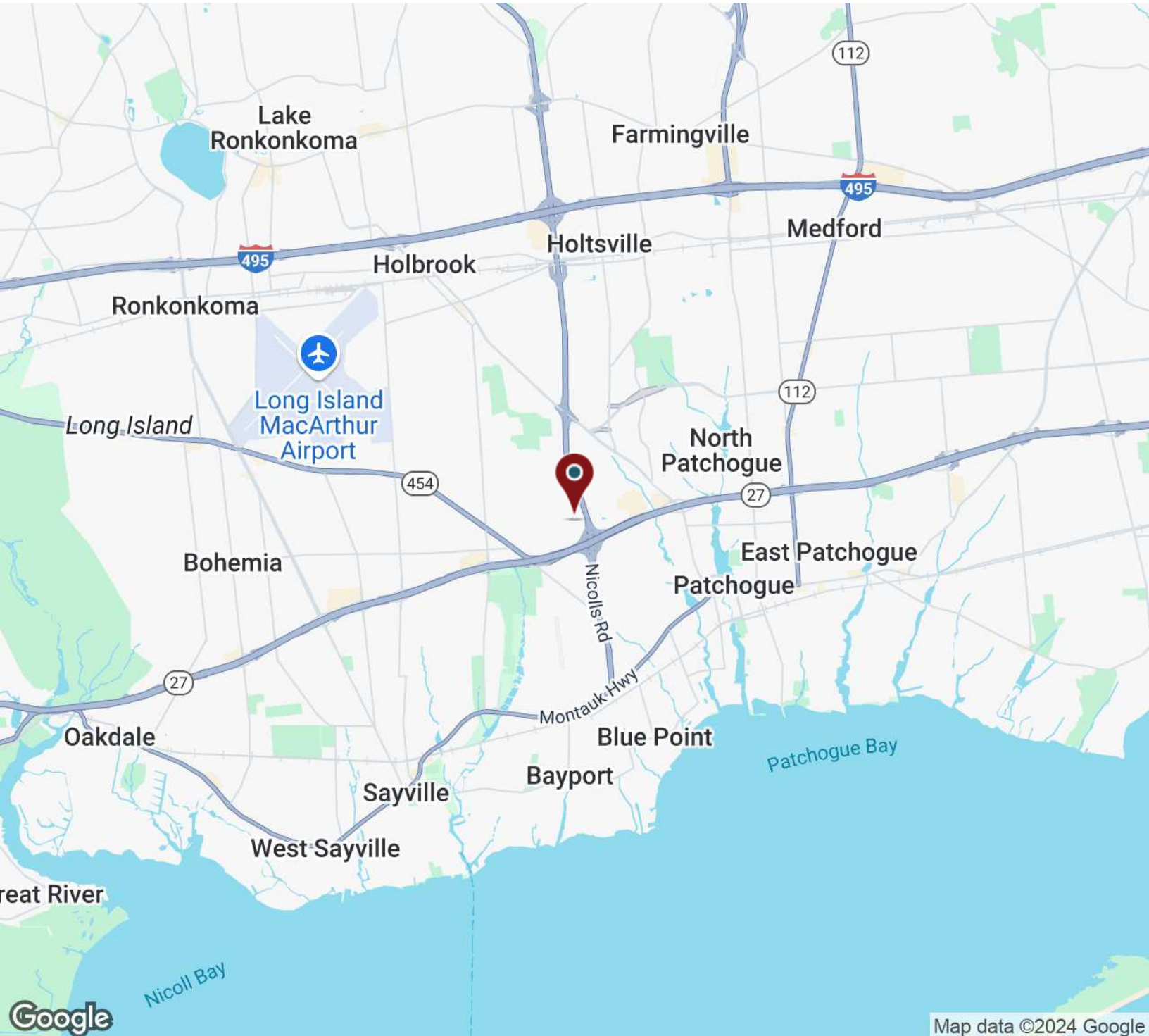
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



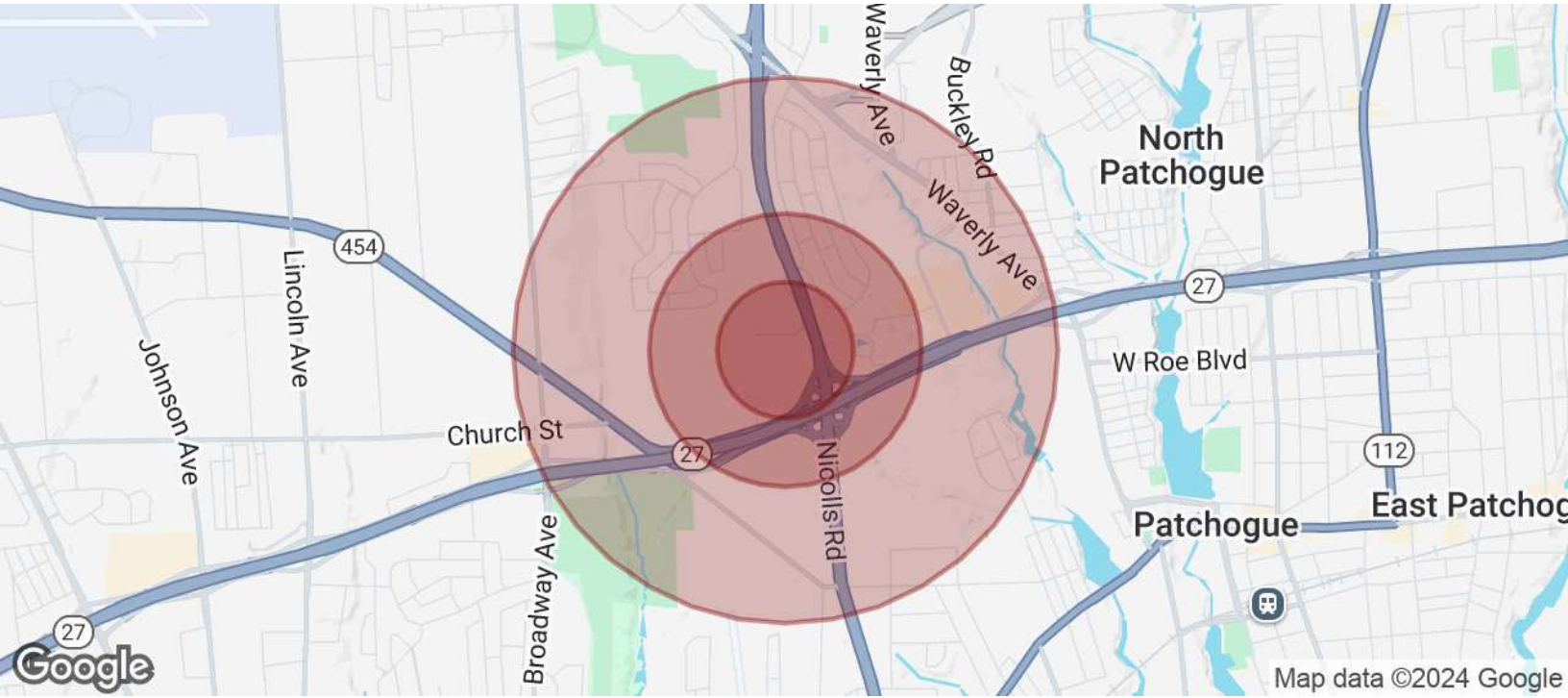
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	576	2,320	9,112
Average Age	35.7	41.6	42.9
Average Age (Male)	33.9	40.0	41.6
Average Age (Female)	39.4	44.5	45.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,034	3,805
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$99,945	\$102,581	\$108,764
Average House Value	\$417,534	\$428,063	\$412,487

2020 American Community Survey (ACS)

ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.