

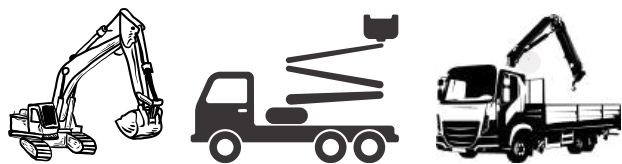
EAST FARMINGDALE, NEW YORK
±3 ACRES INDUSTRIAL OUTDOOR STORAGE
±11,000 SF SERVICE BUILDING

LONG ISLAND, NEW YORK

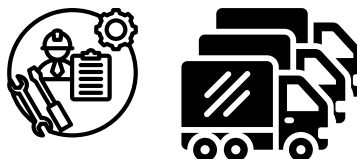
206-208 Route 109 East Farmingdale, NY



HEAVY EQUIPMENT STORAGE YARD



**FLEET MAINTENANCE
& STORAGE**



**ON-SITE DIESEL FUEL
& WASH BAY(S)**



- Available for long-term NNN lease
- Service building with 5 drive-in doors and 24' ceilings
- On-site diesel fuel tanks and fleet wash
- Secure, paved, fenced, and lit yard
- Convenient access to Route 495 and Sunrise Highway
- ±25 miles to JFK Airport
- ±59 miles to Port Newark-Elizabeth

EAST FARMINGDALE, NEW YORK

±3 ACRES INDUSTRIAL OUTDOOR STORAGE

AVAILABLE FOR LONG TERM NNN LEASE

206
ROUTE
109

LONG ISLAND, NEW YORK

206-208 Route 109 East Farmingdale, NY



FACILITY

- Currently Herc Rentals
- Available June 1, 2025
- Total Site 5.5 Acres
- Service Building 24' Ceilings
- 5 Drive-In Doors
- On-site Diesel Fuel Tanks
- On-site Fleet Wash
- Paved, Fenced, Lit, Secure Yard

LOCATION

- Minutes to 495 and Sunrise Highway
- Located at intersection of Route 109/110
- ± 25 Mi JFK Airport
- ± 59 Mi Port Newark-Elizabeth



EAST FARMINGDALE, NEW YORK

±3 ACRES INDUSTRIAL OUTDOOR STORAGE

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206-208 Route 109 East Farmingdale, NY

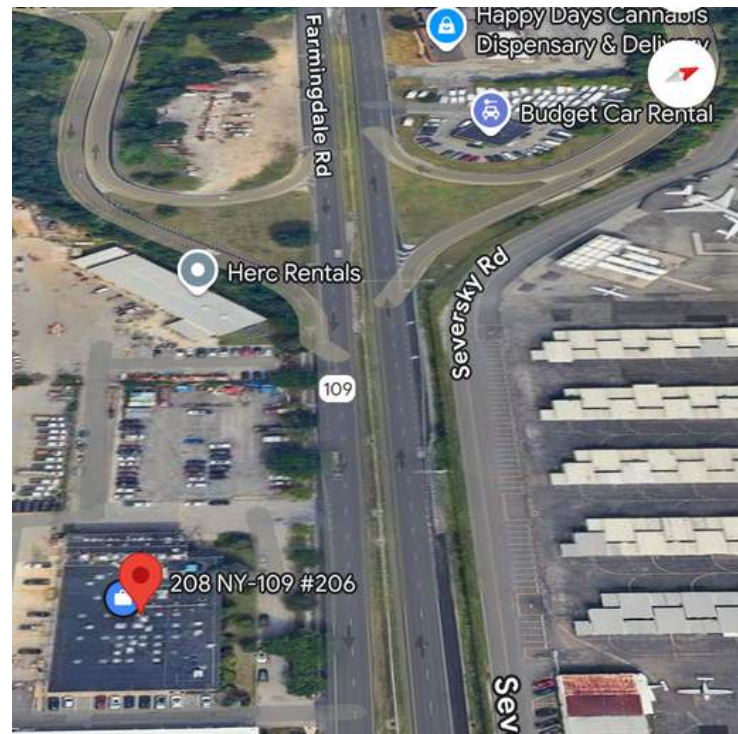


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NOTES

1. THE SUBJECT PARCEL IS DESIGNATED ON THE SUFFOLK COUNTY LAND & TAX MAP AS SEC. 097, BLOCK 01, LOTS 29.2 AND 29.3. SCHOOL DISTRICT 0100.
2. SUBJECT PROPERTY ZONED "G" INDUSTRIAL . USE: INDUSTRIAL (NEC)
3. THIS IS TO CERTIFY THERE ARE NO STREAMS OR NATURAL FRESH WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY. A PORTION OF SUBJECT PROPERTY IS UNDER THE WATERS OF MANHASSET BAY, A NAVIGABLE, SALTWATER BODY OF WATER.
4. THE USER OF THIS MAP IS CAUTIONED THAT THE UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES, WHETHER EXISTING OR ABANDONED, WITHIN THE PROJECT AREA ARE AS SHOWN ON THIS MAP. THE UTILITIES SHOWN HEREON WERE OBTAINED FROM RECORD INFORMATION AND/OR ACTUAL FIELD MEASUREMENTS. PRIOR TO ANY EXCAVATION ON THIS SITE UNDERGROUND UTILITIES SHOULD BE MARKED OUT IN THE FIELD.
5. PROPERTY INFORMATION SHOWN HEREON WERE OBTAINED FROM RECORD INFORMATION AND ACTUAL FIELD MEASUREMENTS BY O'CONNOR-PETITO, LLP IN MARCH 2013. SURFACE EVIDENCE OF UNDERGROUND UTILITIES WERE LOCATED ONLY. ELEVATIONS SHOWN REFER TO AN ASSUMED DATUM.