

Colliers

140-200

ADAMS BOULEVARD | FARMINGDALE



INDUSTRIAL SPACE FOR LEASE +/- 66,637 SF AVAILABLE

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DRONE VIDEO



INDUSTRIAL SPACE AVAILABLE FOR LEASE

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Building Size:	+/- 196,895 SF	Power:	6000a/ 480v
Available SF:	+/- 66,637 SF		2500a / 480v
Clear Height:	20' Clear	Heat:	Gas
Loading:	9 docks, 1 drive in	Sprinklers:	Wet
Car Parking:	Ample		

Property Features

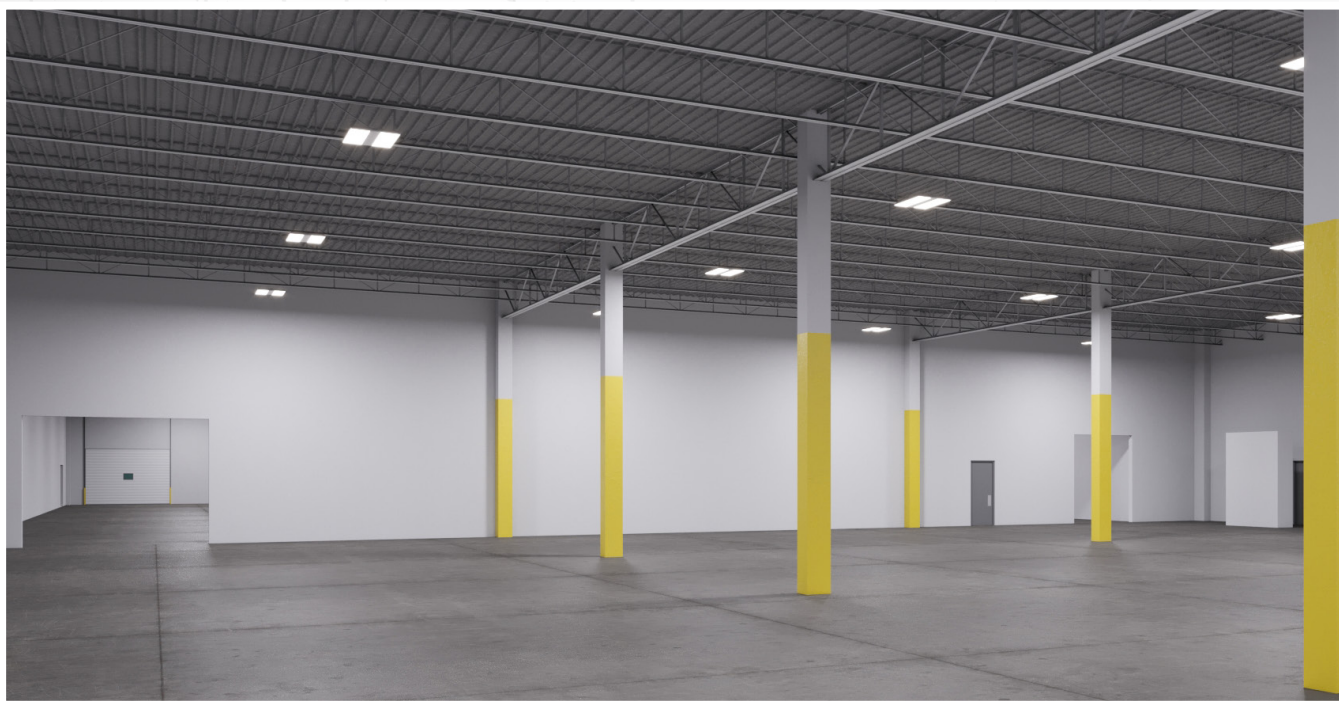
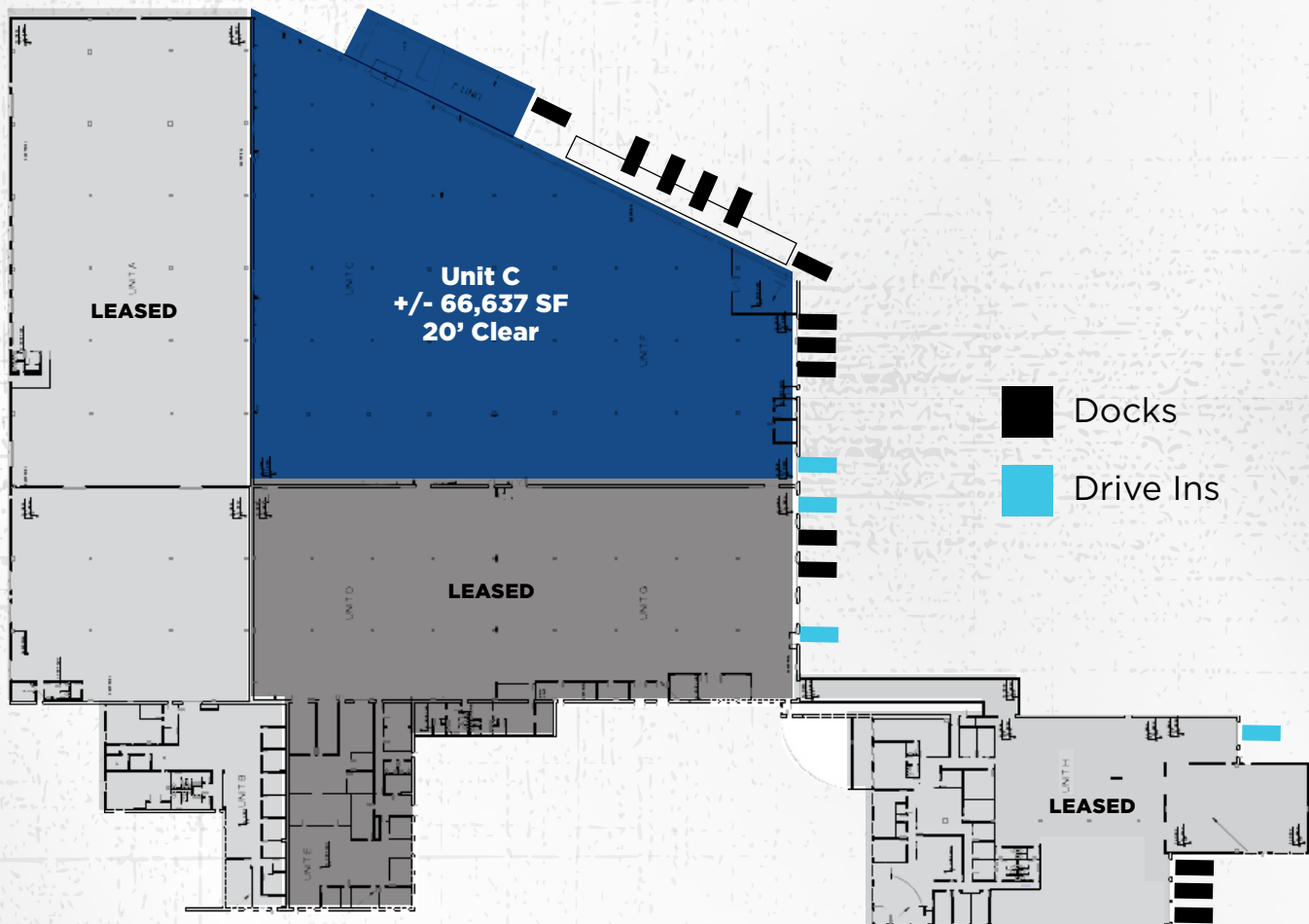
- Immediate Occupancy Available
- Compressed air lines installed
- On Sewers
- Signage available for enhanced brand visibility
- Immediate exposure to the Southern State Parkway and Farmingdale Road, connecting to Route 110
- Located within a stone's throw from Republic Airport
- Suitable for logistics, warehousing, manufacturing, pharmaceutical operations, and more

Ownership is investing in substantial property upgrades including:

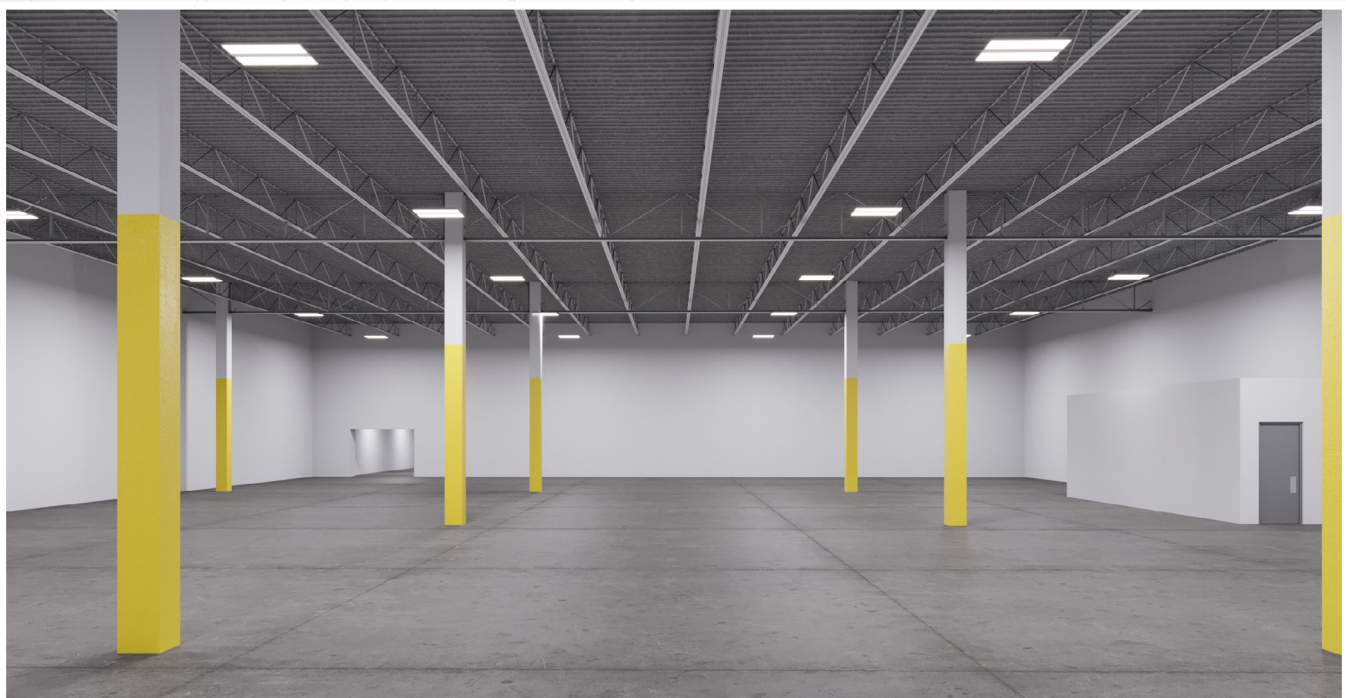
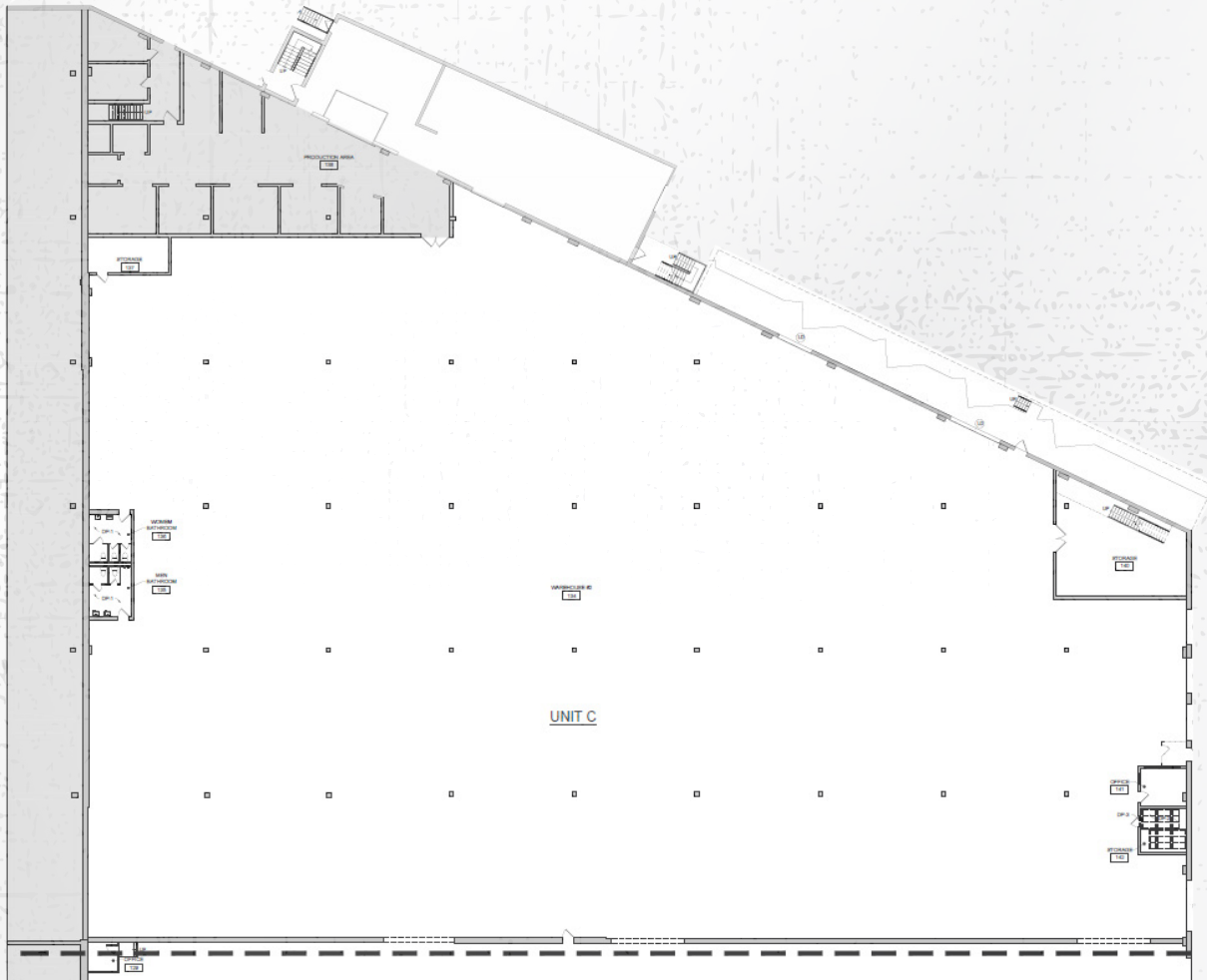
- New exterior façade
- Asphalt in parking and loading areas crack-filled and seal-coated
- New energy-efficient LED fixtures installed throughout
- All warehouse walls, columns, and decking freshly painted
- Obsolete office area removed and converted back to warehouse
- Restrooms fully refurbished



SPACE BREAKDOWN & FLOOR PLAN

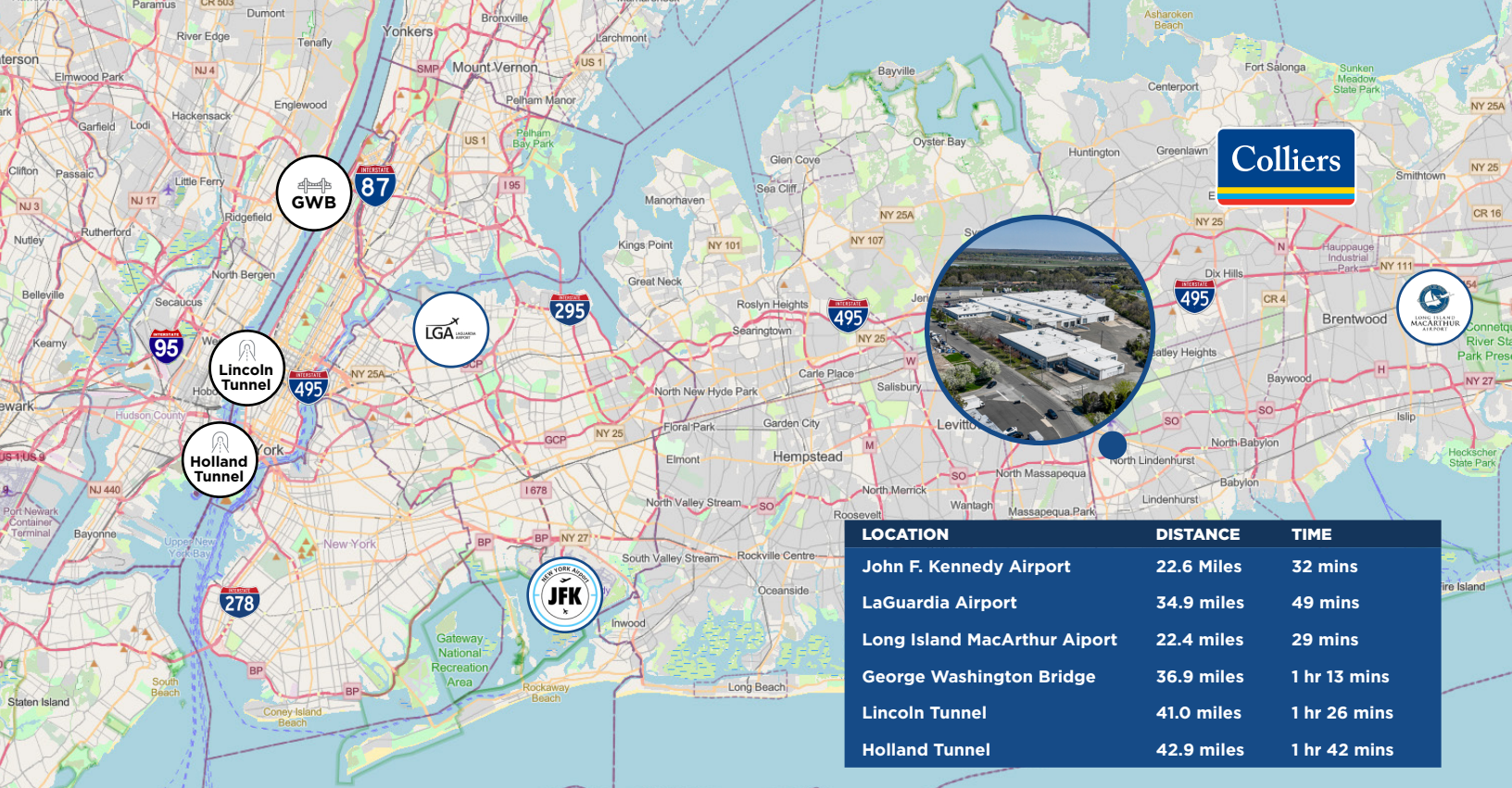


UNIT C — +/- 66,637 SQUARE FEET









LONG ISLAND ATTRIBUTES

- Access to skilled and abundant labor force
- Strategically located on the Nassau/Suffolk border - enjoy Suffolk County taxes with close proximity to Nassau County amenities
- Industrial Development Agency (IDA) benefits available for qualified tenants, including potential tax incentives and financing assistance
- Robust business ecosystem with strong support for industrial, manufacturing, and logistics sectors

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.