



FOR SALE

7 Industrial Blvd, Medford, NY 11763

EXECUTIVE SUMMARY

Positioned within a sought-after Medford industrial park, this 14,400 SF warehouse sits on 0.92 acres and offers excellent connectivity just minutes from the Long Island Expressway with convenient access to Sunrise Highway. The building features two drive-in doors, ample rear yard space, and full circulation around the property for smooth truck and vehicle maneuverability.

Designed with flexibility in mind, the property can serve as a single-user facility or be divided into two functional units. Its adaptable layout makes it optimal for storage or light distribution, offering businesses room to grow in a prime industrial location. This opportunity provides both investors and owner-users with a strategic, well-maintained asset in one of Long Island's prime industrial corridors.

HIGHLIGHTS

- **Prime location in Medford industrial park**
- **Two drive-in doors for easy loading/unloading**
- **Minutes from LIE & Sunrise Highway**
- **Full circulation around the building**
- **Ideal for storage or light distribution**
- **Freestanding Building**
- **Flexible layout—can be subdivided into two units**

ASKING PRICE
\$3,600,000

PROPERTY DETAILS

Building Size: **14,400 SF**

Lot Size: **0.92 acres**

Warehouse: **+/- 10,800 SF**

Offices: **+/- 3,600 SF**

Ceiling Height: **12'3**

Drive-Ins: **2**

Heat: **Gas**

Power: **600 amps**

Zoning: **L1 – Light Industrial**

Township: **Brookhaven**

RE Taxes: **\$62,397 / yr**

Jason Merrell

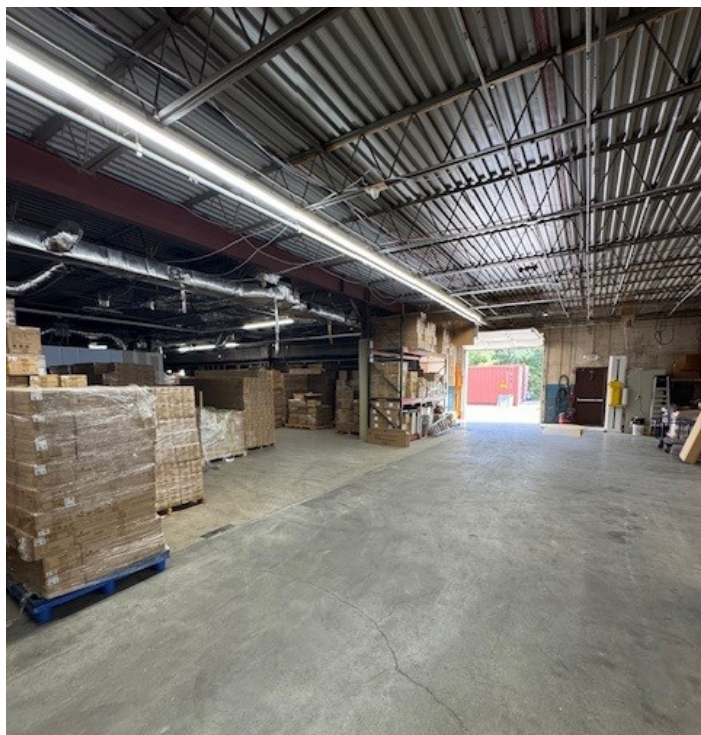
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WAREHOUSE PHOTOS



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EXTERIOR PHOTOS



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EXTERIOR PHOTO / AERIAL VIEW



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