

INDUSTRIAL SPACE FOR LEASE

# 200 ADAMS BOULEVARD

Farmingdale, NY

Available

**±138,590 SF**



• MANY UPGRADES IN PROGRESS • DIVISIONS FROM 26,502 SF

## Building Specifications

Building Size	±196,895 SF
Available SF	±138,590 SF
Warehouse SF	±119,398 SF
Office SF	±11,132 SF plus 8,060 SF of secondary office area
Clear Height	14' – 20'
Car Parking	160+
Dock Doors	14
Drive-Ins	4

## 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.

## Property Features

- Fully air-conditioned
- Sewers
- Air lines
- Floor drains
- Possible rail siding
- Immediate occupancy
- Signage available



6000a / 480v  
2500a / 480v  
Power



Gas  
Heat

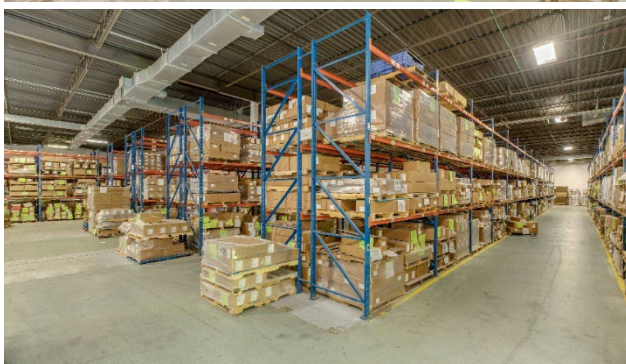
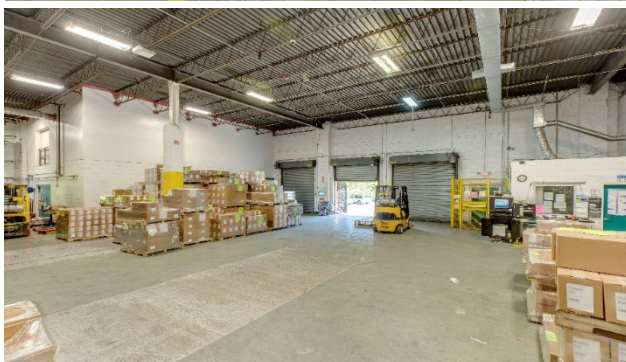
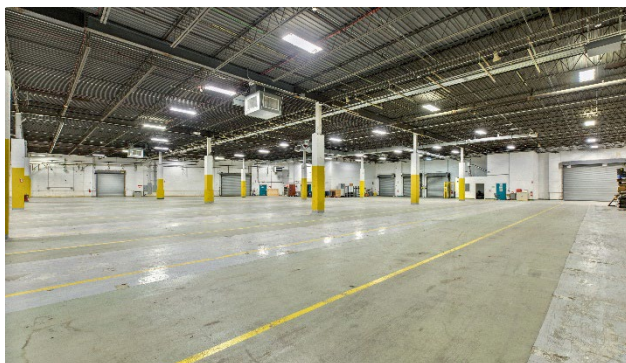
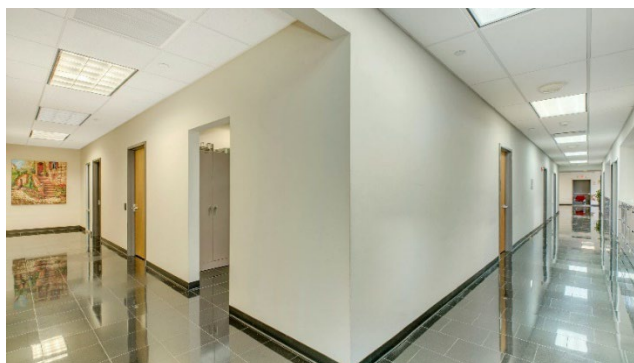
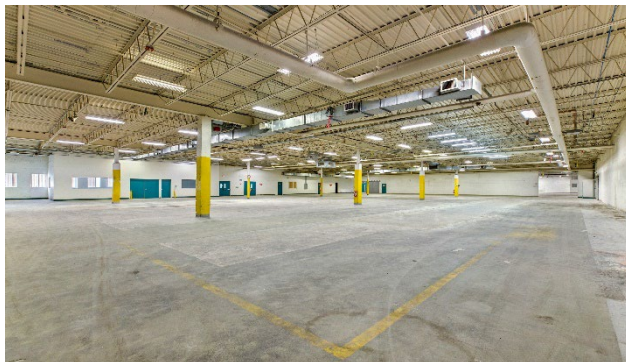


Wet  
Sprinklers



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## Contact Us

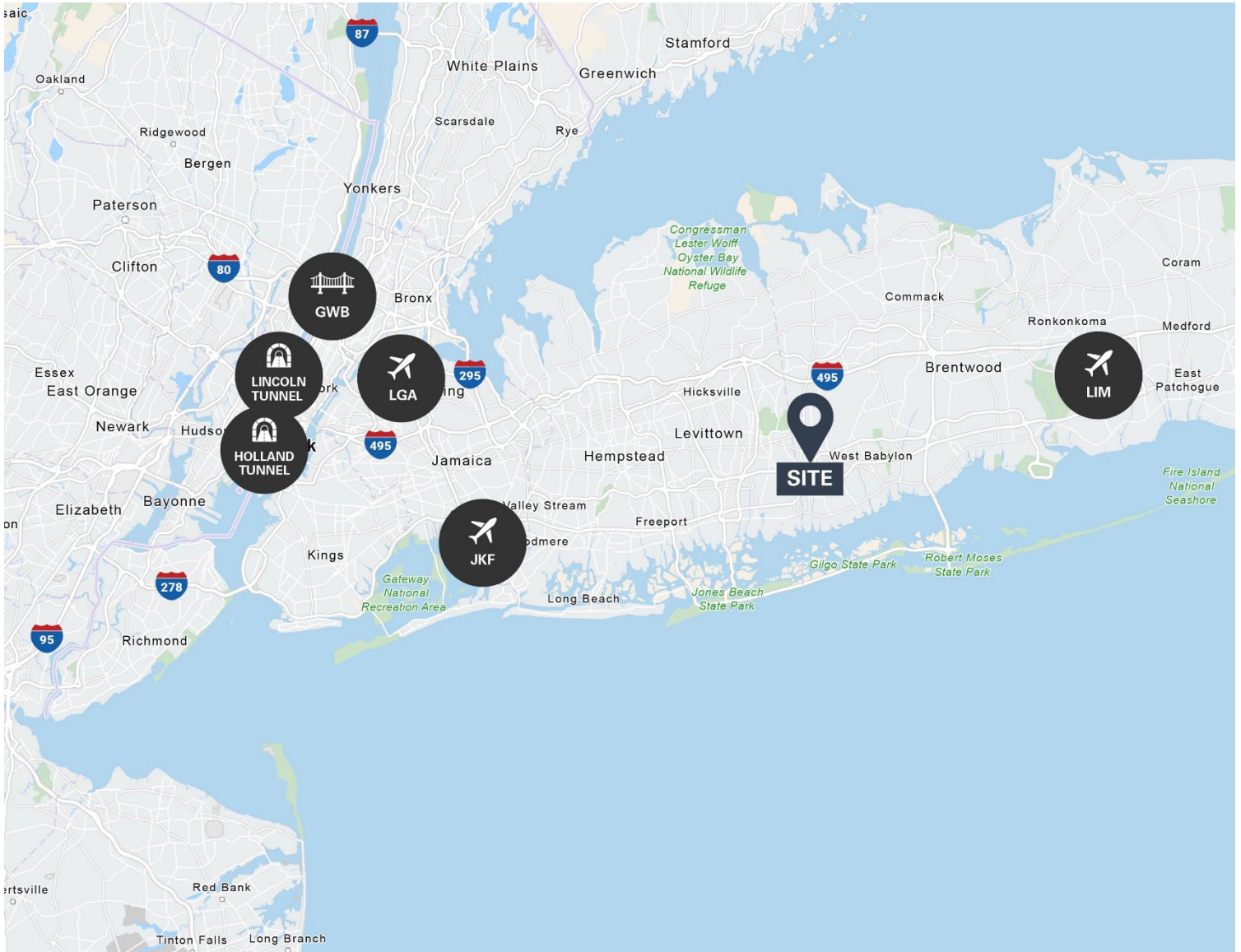
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## APPROXIMATE DRIVE TIMES / MILES

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

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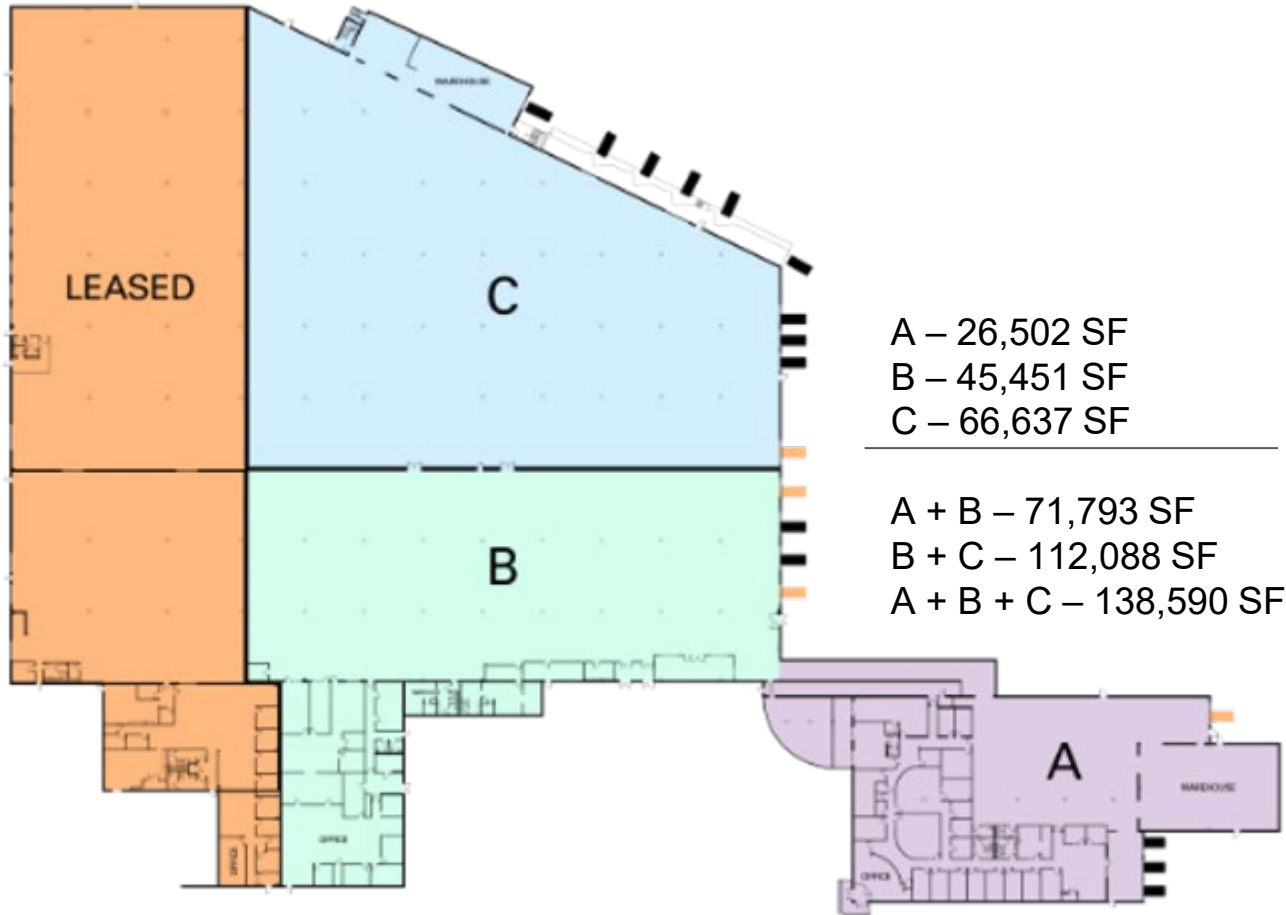
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