

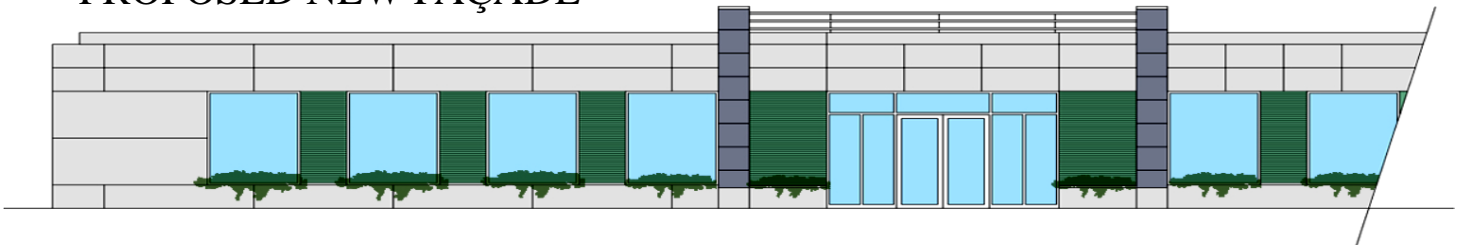
# NEWMARK

## AVAILABLE FOR LEASE

399-405 SMITH STREET / FARMINGDALE, NY



### PROPOSED NEW FAÇADE



#### TOTAL BUILDING SIZE:

28,000 SF (expandable to 35,612 SF  
see site plan)

#### PLOT SIZE:

1.12 Acres – an additional .5 acre  
parcel can be made available

#### GROSS RENTAL RATE:

##### PRICE REDUCTION

\$17.50 psf plus CAM & Insurance  
Additional land at additional cost.

#### OCCUPANCY:

Immediate

#### PROPERTY HIGHLIGHTS:

- New frontage facade work and warehouse windows to be installed. Landlord will renovate offices with building standard finishes. Warehouse space work TBD.
- 15' clear ceiling height
- 2 drive-in doors; 2 loading docks
- Gas heat
- 1,200 amps of power
- Sprinklered
- Ample parking – additional 0.50 acre lot available

#### FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

##### Dan Marcus

Director

t 631-673-0821

[dan.marcus@nmrk.com](mailto:dan.marcus@nmrk.com)

##### Brian Lee

Principal

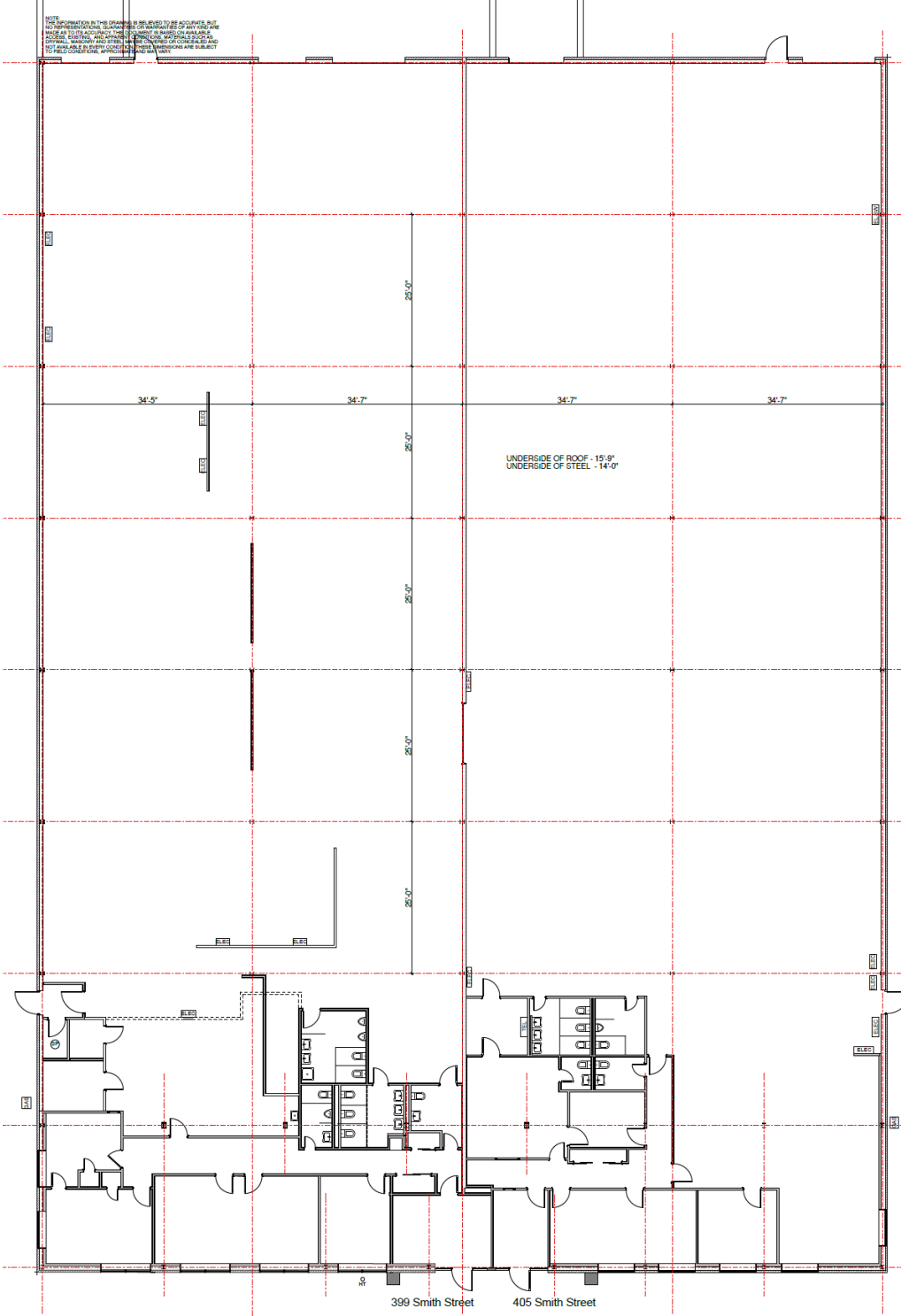
t 631-673-0888

[brian.lee@nmrk.com](mailto:brian.lee@nmrk.com)

# NEWMARK

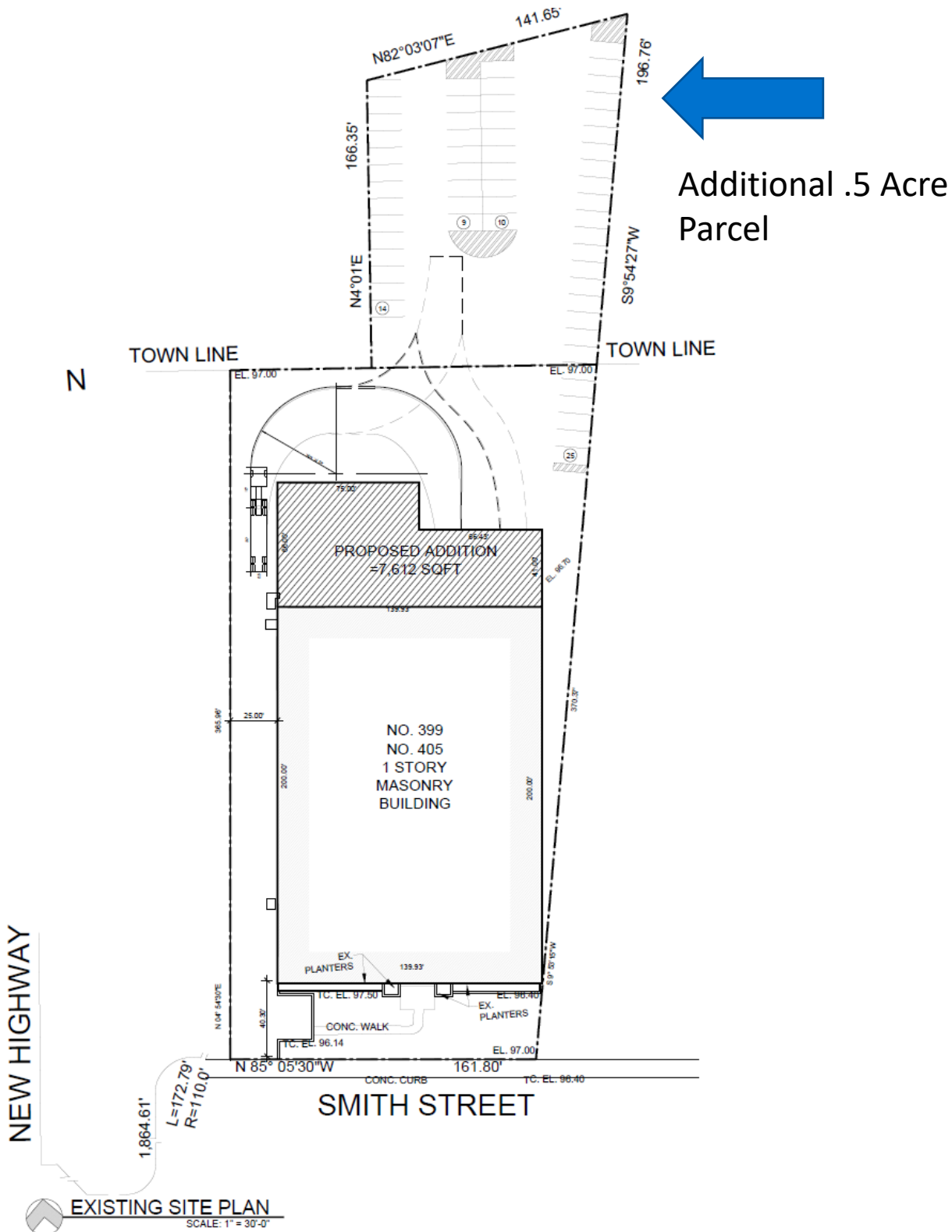
399-405 SMITH STREET  
FARMINGDALE, NY

## FLOOR PLAN



# NEWMARK

399-405 SMITH STREET  
FARMINGDALE, NY



# NEWMARK

399-405 SMITH STREET  
FARMINGDALE, NY

