

Industrial

Exclusive Listing

Lease

**Farmingdale Corporate Center
200-230 Sea Lane
Farmingdale, NY 11735**

Property Information

Min Size:	10,226
Max Size:	10,226
GLA:	44,102
Sale Price:	
Lease Rate PSF:	\$13.49
Lease Type:	Industrial Gross
Electric PSF:	
CAM PSF:	0.8
Possession:	Immediate
Office size:	
Floor:	1
Ceiling Hgt:	18
Fuel:	Gas
Sprinklered:	1
Power:	0
Loading Docks:	2
Drive Ins:	0
Parking:	40 spaces
RE Taxes:	
Lot Size (Acres):	3.3
Zoning:	G Industry



10,226 SF Industrial/Flex unit available for lease. 40% Office/R&D /60% Warehouse. Two Loading Docks. 18' Clear. Fully air conditioned warehouse. Available immediately. Direct lease with Landlord. Property is in pristine condition. New roof in 2013. New parking lot and driveways in 2015. Immediate ingress and egress to Route 110. Located at 110/109 junction, half a mile from Airport Plaza with high traffic count, across from Wal-Mart Plaza and Republic Airport. Easy access to Southern State Parkway, Route 110, Route 109, Sunrise Highway, Route 135 (Seaford-Oyster Bay Expressway) and the LIE. High parking ratio at 4 per 1,000

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