



200

ADAMS BOULEVARD | FARMINGDALE



INDUSTRIAL SPACE FOR LEASE +/- 26,502 SF AVAILABLE

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INDUSTRIAL SPACE FOR LEASE

+/- 26,502 AVAILABLE



Available SF:	+/- 26,502 SF	Loading:	1 Drive-Ins & 3 Docks
Warehouse SF:	+/- 18,102 SF	Power:	2500a / 480v
Office SF:	+/- 8,400 SF	Heat:	Gas
Clear Height:	17' Clear	Sprinklers:	Wet
Car Parking:	Ample	Air Condition:	Full

Property Features

- Rare free-standing industrial facility in the Farmingdale submarket
- Renovations will be completed by the end of May 2025, allowing for June 1st occupancy
- Signage available for enhanced brand visibility
- On Sewers
- 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:

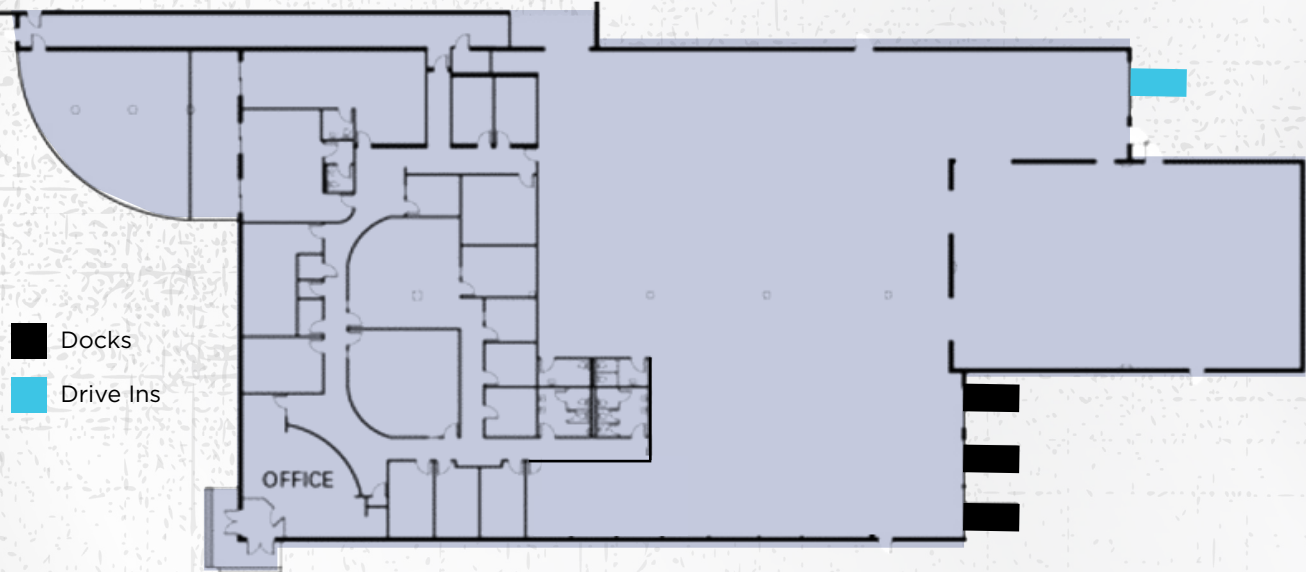
- Brand new roof installation with a 20-year warranty
- Striped and sealed parking lot
- Upgraded building systems and infrastructure
- Renovated common areas and restrooms
- Enhanced exterior façade and landscaping
- High-efficiency LED lighting fixtures installed throughout



SPACE BREAKDOWN & FLOOR PLAN



+/- 26,502 AVAILABLE





LOCATION	DISTANCE	TIME
John F. Kennedy Airport	22.6 Miles	32 mins
LaGuardia Airport	34.9 miles	49 mins
Long Island MacArthur Aiport	22.4 miles	29 mins
George Washington Bridge	36.9 miles	1 hr 13 mins
Lincoln Tunnel	41.0 miles	1 hr 26 mins
Holland Tunnel	42.9 miles	1 hr 42 mins



- ### LONG ISLAND ATTRIBUTES
- Access to skilled and abundant labor force
 - Strategically located on the Nassau/Suffolk border - enjoy Suffolk Country 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

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