

THREE-PROPERTY INDUSTRIAL PORTFOLIO

East Farmingdale, New York | Confidential Offering Overview



48-50 VERDI STREET



60 BAITING PLACE ROAD



132-134 VERDI STREET

Rare 3 property portfolio of small industrial buildings.

PORTFOLIO SNAPSHOT

PROPERTY	TENANCY	LEASE / OCCUPANCY	GROSS RENT	2025-26 TAXES
48-50 Verdi Street	Filos Liquor Store Precision Compressors	Filos through 12/31/33 Precision through 6/30/28	Upon Request Upon Request	\$13,214.80
60 Baiting Place Road	Reingenvity	Month-to-month	Upon Request	\$8,968.65
132-134 Verdi Street	Marine Manifold	Month-to-month	Upon Request	\$15,690.13

PROPERTY HIGHLIGHTS

60 BAITING PLACE ROAD - Approximately 2,400 SF per lease - Roof replaced in 2014 - Paving completed in 2011 48-50 VERDI STREET - Two approximately 2,400 SF tenant spaces - Roof replaced in 2019 - Roof repairs and A/C work completed in 2026 132-134 VERDI STREET - Roof replaced in 2022 - Potential near-term owner-user or repositioning opportunity	INVESTMENT HIGHLIGHTS - Three nearby East Farmingdale industrial assets. - Properties may be purchased individually or as a portfolio. - Mix of established tenancy and potential occupancy flexibility. - Tenant-paid utilities under the supplied lease forms; lease-specific responsibilities apply. - Convenient access to the Route 110 industrial corridor and Long Island transportation network.
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OFFERING NOTES

The properties may provide investors or owner-users with a combination of current income, staggered lease expirations and future occupancy flexibility. Properties may be acquired individually or together as a portfolio.
Pricing upon request.

Presented by Suffolk Industrial Properties LLC

Information is preliminary, subject to seller confirmation, and intended solely as a marketing overview. Square footage, tenancy, lease status, expenses and other material facts must be independently verified.