

# ± 244,750 SF on 18.19 Acres

Modern Industrial Facility for Lease / Built to Suit Opportunity



## Farmingville Express Logistics Center | Fully Approved

930 Old Medford Avenue, Farmingville, NY 11763



### Building Specifications

<b>Delivery Date:</b>	Q1 2027
<b>Total Site Area:</b>	± 18.19 AC
<b>Total Building Size:</b>	± 244,750 SF
<b>Office Space:</b>	Up to ± 18,000 SF (Build to suit)
<b>Ceiling Height:</b>	48' Clear
<b>Drive-Ins:</b>	2
<b>Loading Docks:</b>	48
<b>Car Parking:</b>	347 stalls (including 178 land banked)
<b>Trailer Drop:</b>	24 stalls
<b>Power:</b>	2,500 Amps, 3 Phase Electrical Service
<b>Sprinkler System:</b>	Early Suppression Fast Response (ESFR)
<b>Lighting:</b>	LED motion sensor lighting
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Ownership will entertain built-to-suit proposals</li><li>• Long Island Expressway Direct Access and Exposure</li><li>• Zoning District: L-1 Industrial (Town of Brookhaven)</li><li>• Accessory overnight parking permitted</li></ul>

#### CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

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## Potential Divisions

- Tenant A:** ± 82,580 SF | 12 Loading Docks
- Tenant B:** ± 77,963 SF | 18 Loading Docks
- Tenant C:** ± 84,207 SF | 18 Loading Docks

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