



# 140-200

## ADAMS BOULEVARD | FARMINGDALE



### INDUSTRIAL SPACE FOR LEASE

### +/- 138,590 SF AVAILABLE

\*DIVISIONS FROM 26,502 SF

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# INDUSTRIAL SPACE FOR LEASE DIVISIONS AVAILABLE



Building Size:	+/- 196,895 SF	Car Parking:	121+
Available SF:	+/- 138,590 SF	Power:	6000a/ 480v
Warehouse SF:	+/- 123,590 SF		2500a / 480v
Office SF:	+/- 15,000 SF	Heat:	Gas
Clear Height:	14'—20'	Sprinklers:	Wet
Loading:	14 Docks & 4 Drive Ins	Air Condition:	Full

## Property Features

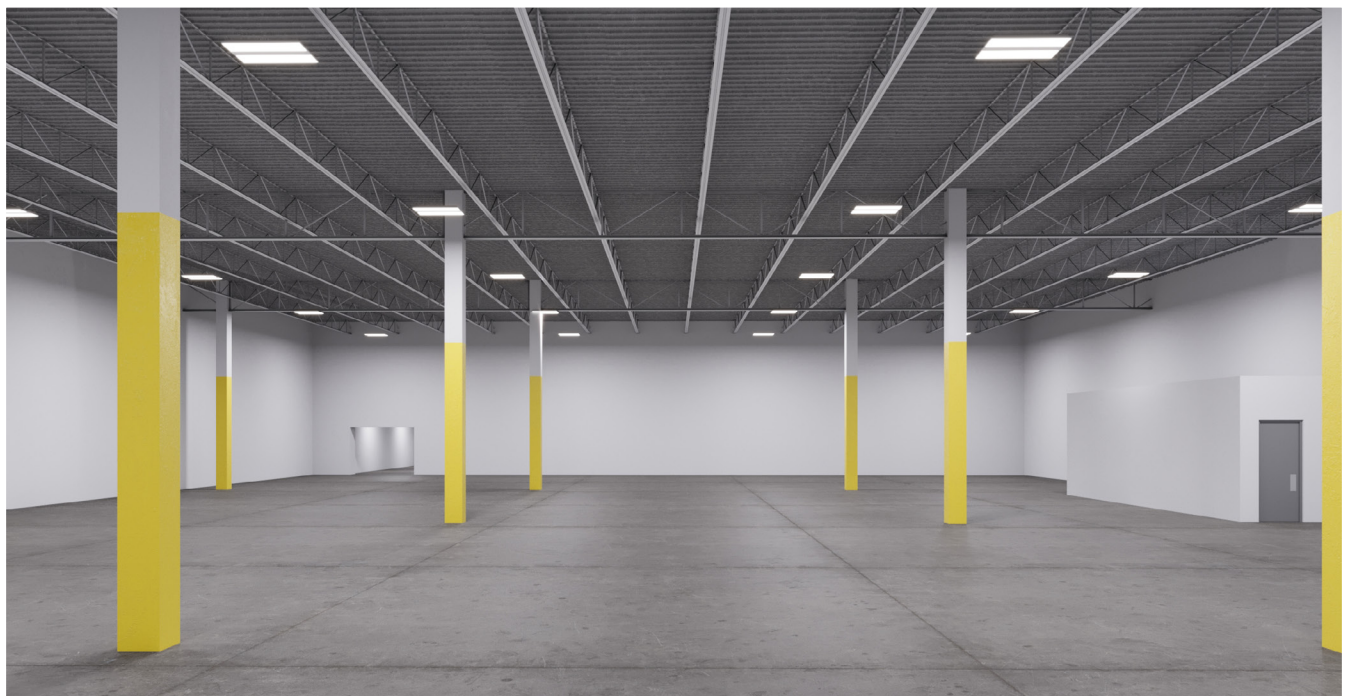
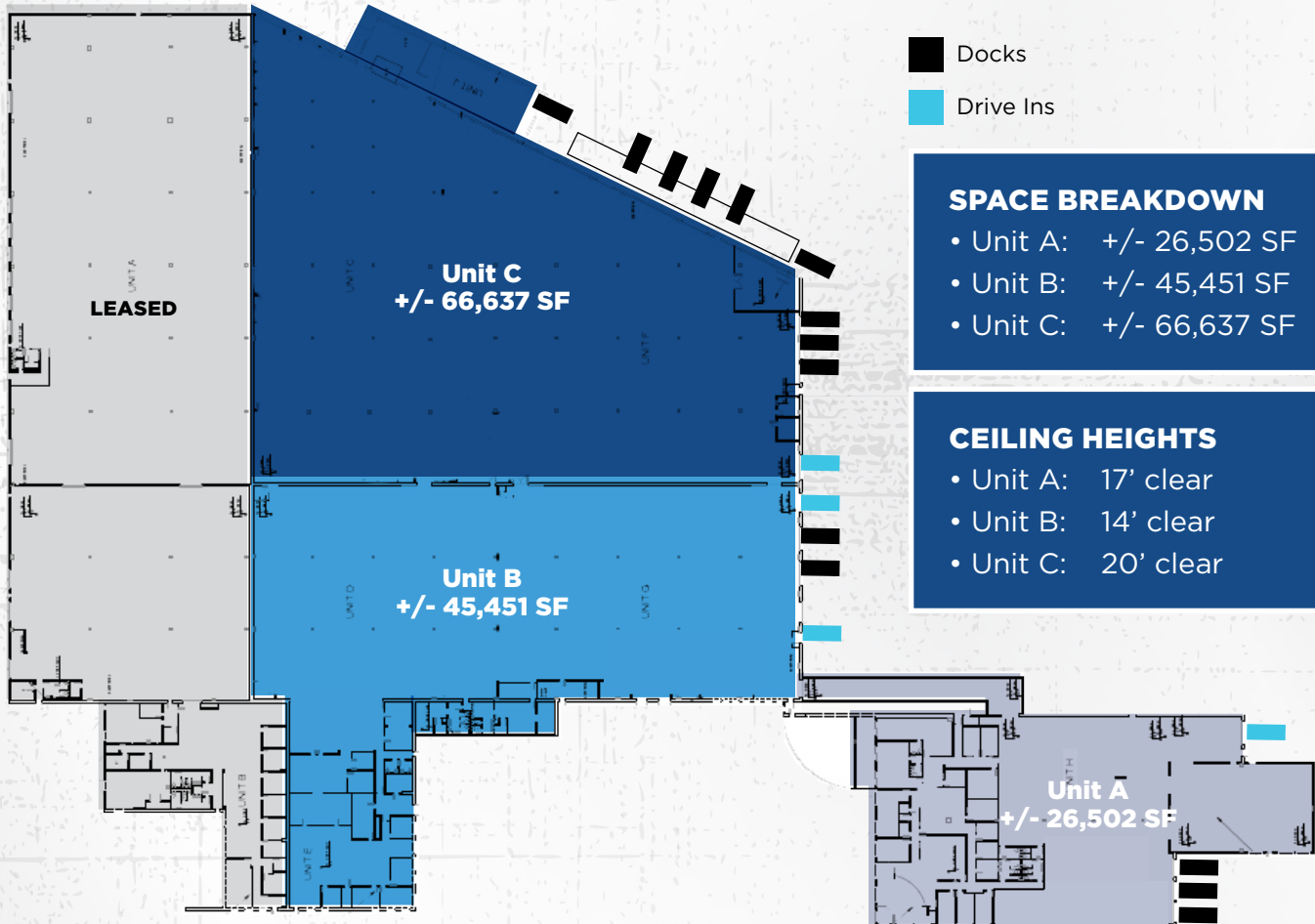
- Renovations will be completed by the end of May 2025, allowing for June 1st occupancy
- Compressed air lines installed
- Built-in floor drains available
- Potential access to rail
- On Sewers
- Signage available for enhanced brand visibility
- Immediate exposure to the Southern State Parkway and Farmingdale 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:

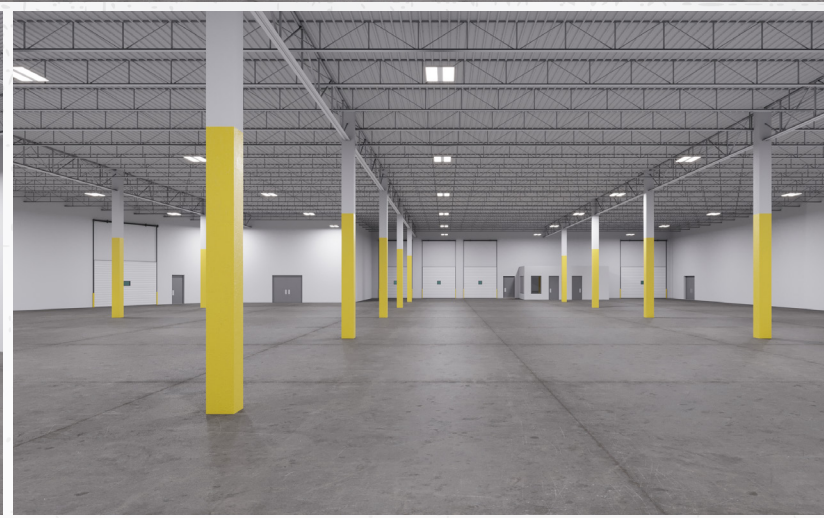
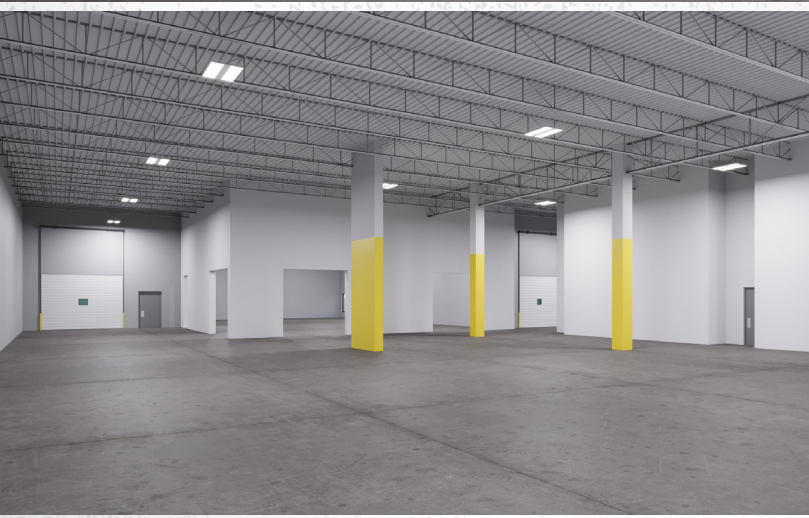
- New exterior façade
- Asphalt in parking and loading areas crack-filled and seal-coated
- New energy-efficient LED fixtures installed throughout
- All warehouse walls, columns, and decking freshly painted
- Obsolete office area removed and converted back to warehouse
- High-end office finishes
- Restrooms fully refurbished



# SPACE BREAKDOWN & FLOOR PLAN









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 County 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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