

# 3,000 SF AVAILABLE



**195 M CENTRAL AVENUE  
FARMINGDALE, NY**

**14' CLEAR  
200 AMPS  
17% FINISH  
(1) DRIVE-IN DOOR**

**MAY 1ST OCCUPANCY**

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BROKERS PROTECTED**

# 195M CENTRAL AVENUE, EAST FARMINGDALE, NY

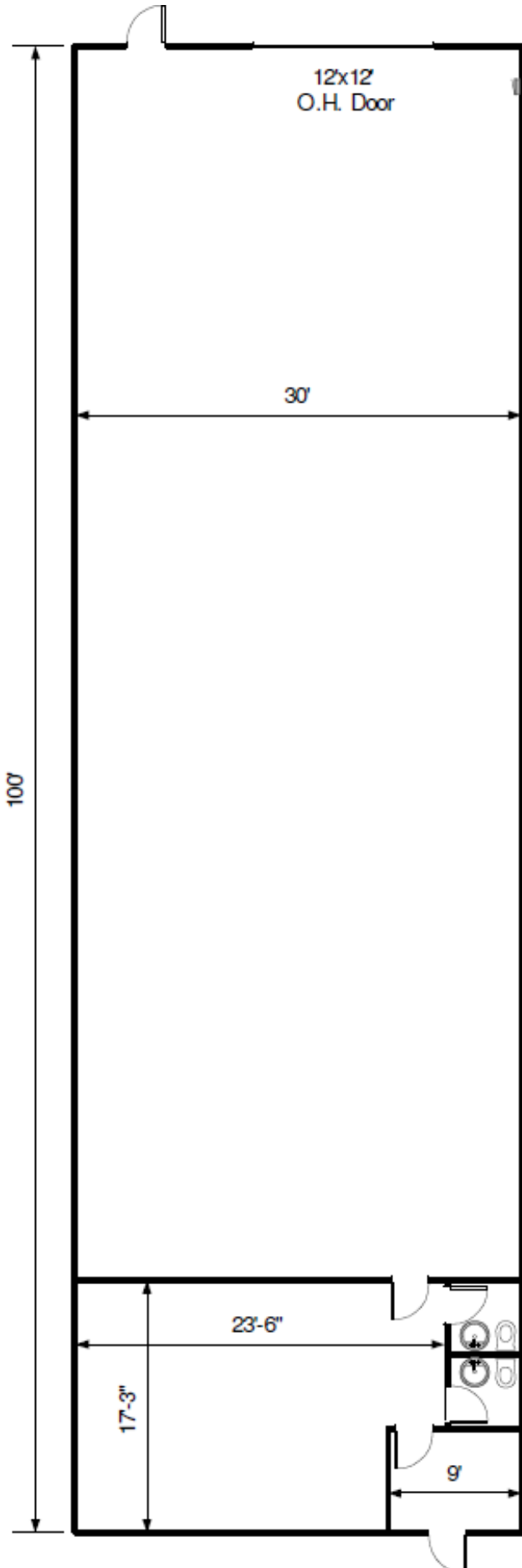
**APRIL 1ST OCCUPANCY**

**3,000 SF INDUSTRIAL UNIT**

- (1) DRIVE-IN
- 14' CLEAR
- 200 AMPS
- 17% FINISH
- SPRINKLERED
- AC IN OFFICE
- (2) BATHROOMS
- GAS HEAT IN WAREHOUSE
- LED LIGHTING THROUGHOUT
- PERFECT FOR LIGHT MANUFACTURING, STORAGE OR SERVICE RELATED USE

## PROPERTY INFORMATION

- LOCATED 3 MILES OFF THE SOUTH SERVICE ROAD OFF OF THE I-495 AT EXIT 49
- CENTRALIZED LOCATION (1 MILE FROM BROAD HOLLOW ROAD) FOR SIMPLIFIED COMMUTING AND FREIGHT LOGISTICS
- MULTI TENANT INDUSTRIAL BUILDING



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