



Industrial Property For Lease

245 Middle Island Rd Medford, NY 11763



Offering Summary

Lease Rate:	Upon Request
Building Size:	8,000 SF
Office/Warehouse:	1,200 SF / 6,800 SF
Lot Size:	42,056 SF
Zoning:	L1-IND
Parking:	+/- 50
Heat:	Oil

Property Overview

AVAILABLE FOR LEASE JAN 2026

8,000 SF Warehouse and Space AVAILABLE for LEASE. This may be leased all together or the yard can be rented separately its own. The warehouse features 1200 SF of office space, Three Overhead doors, 400 amp, 3 phase, 3 bathrooms and a side lot for parking, new roof and 14' ceiling clearance. The separate fenced yard is approximately .30 acres and is approved for outside storage. The warehouse lease includes the entire building plus the right side lot. the additional side yard is available for a stand alone lease or may be added to the warehouse lease at additional monthly rent charge. Centrally located, in the Medford industrial hub, in close proximity to LI MacArthur airport and the Medford and Yaphank commuter rails. Easy access to major highways and thruways. Ideal for manufacturing or Industrial business, landscaper, trucking business, etc.

Property Highlights

- 8,000 SF Warehouse
- 14' ceiling clearance
- 400 amp/ 3 phase
- 3 Over head doors

For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
 Douglas Elliman Commercial - Long Island
 631.858.2406
 dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
 Douglas Elliman
 772.584.0744
 Alexandra.Lilliquist@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Industrial Property For Lease

245 Middle Island Rd Medford, NY 11763



For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.858.2406
dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
Douglas Elliman
772.584.0744
Alexandra.Lilliquist@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNTY, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Industrial Property For Lease

245 Middle Island Rd Medford, NY 11763



For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.858.2406
dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
Douglas Elliman
772.584.0744
Alexandra.Lilliquist@elliman.com

Douglas Elliman
Commercial

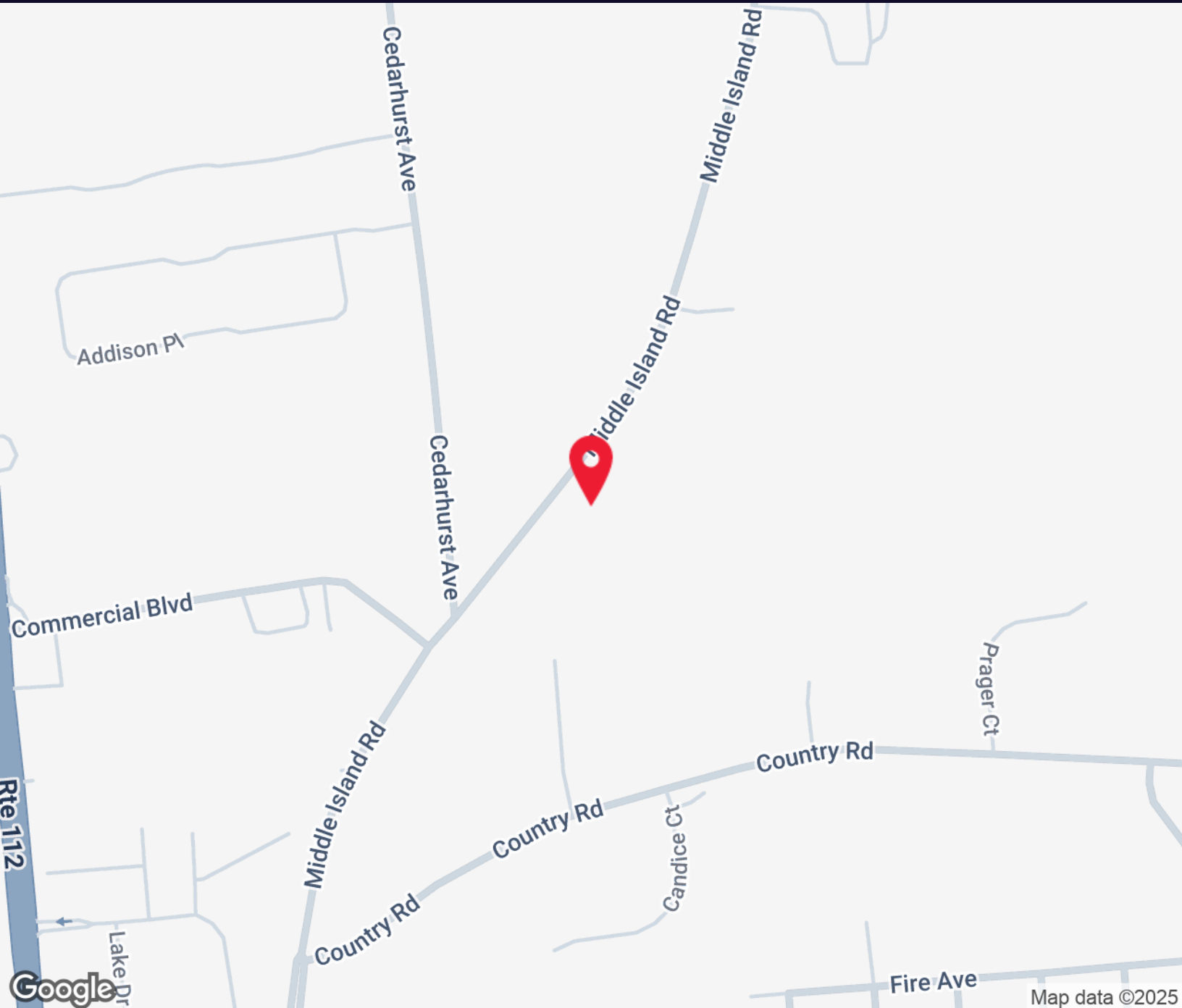
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11767 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Industrial Property For Lease

245 Middle Island Rd Medford, NY 11763



For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.858.2406
dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
Douglas Elliman
772.584.0744
Alexandra.Lilliquist@elliman.com

Douglas Elliman
Commercial

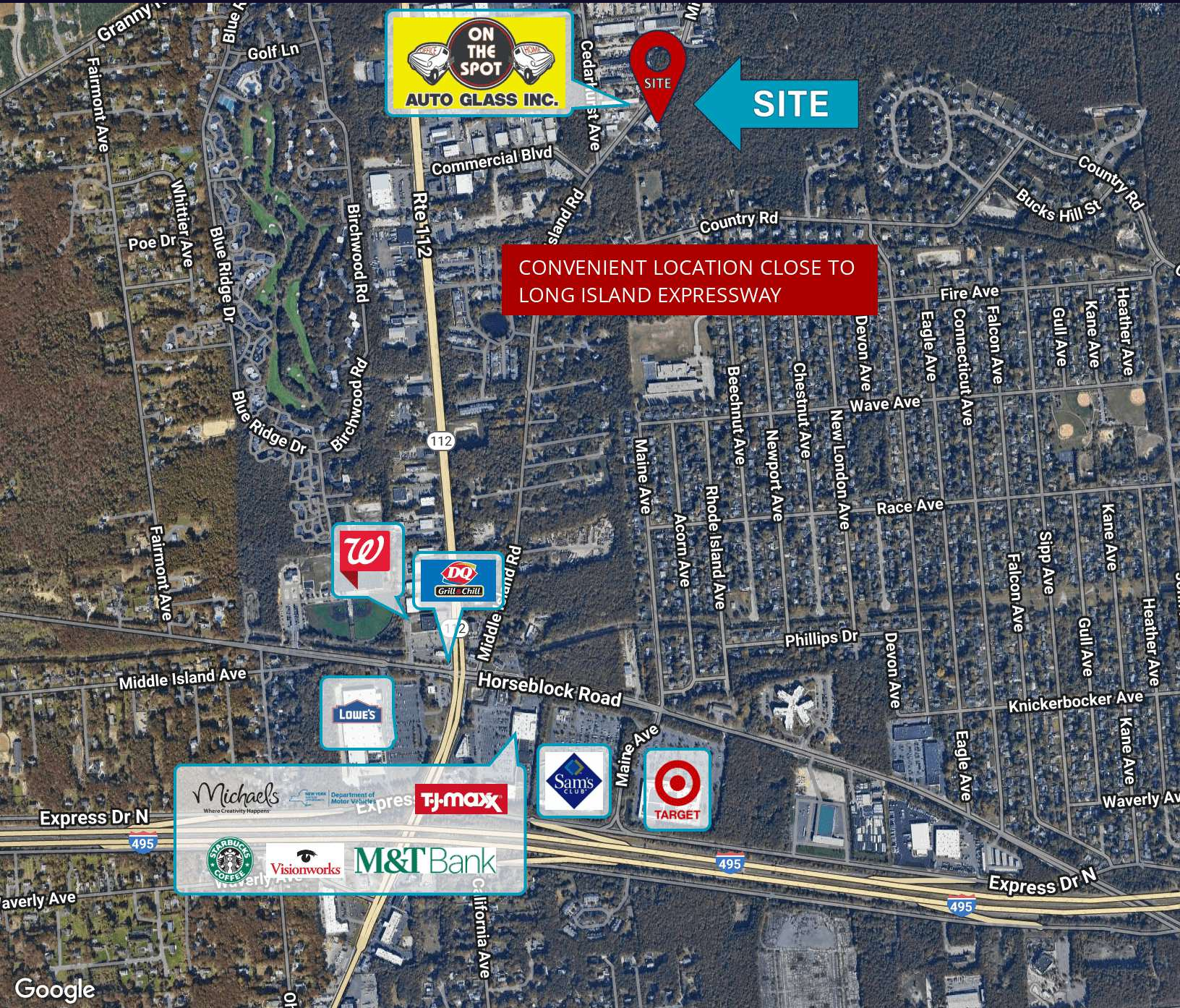
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



National Retailer Map

245 Middle Island Rd Medford, NY 11763



For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.858.2406
dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
Douglas Elliman
772.584.0744
Alexandra.Lilliquist@elliman.com

Douglas Elliman
Commercial

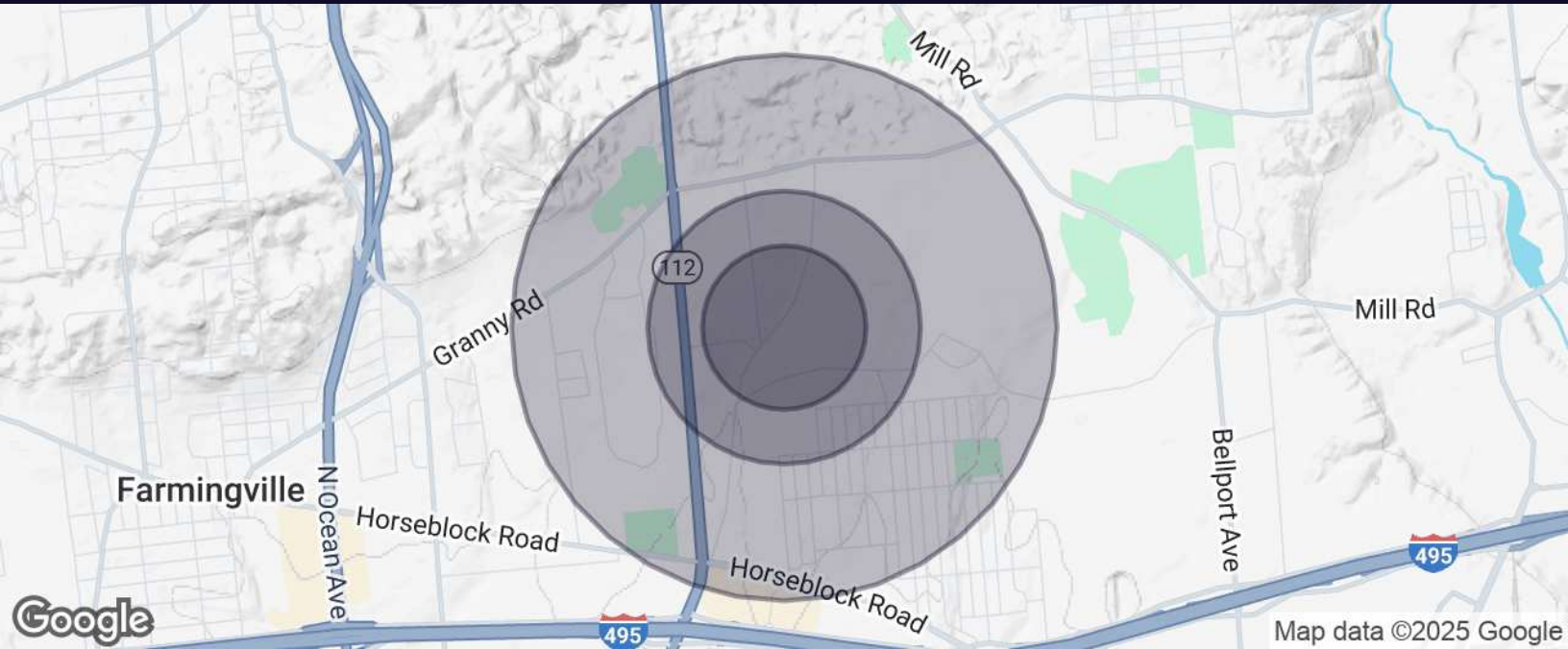
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Industrial Property For Lease

245 Middle Island Rd Medford, NY 11763



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	329	1,590	7,593
Average Age	44	43	44
Average Age (Male)	43	42	43
Average Age (Female)	44	45	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	608	2,905
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$114,727	\$100,943	\$108,814
Average House Value	\$492,803	\$441,579	\$442,753

For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.858.2406
dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
Douglas Elliman
772.584.0744
Alexandra.Lilliquist@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information:

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406
dennis.gandley@elliman.com

Alexandra Lilliquist

Licensed Real Estate Salesperson
772.584.0744
Alexandra.Lilliquist@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass
Smithtown, NY 11787