

A CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

34 BENNINGTON AVENUE

FREEPORT, NEW YORK
FOR SUBLEASE

± 9,100 SF INDUSTRIAL WAREHOUSE WITH SIDE YARD





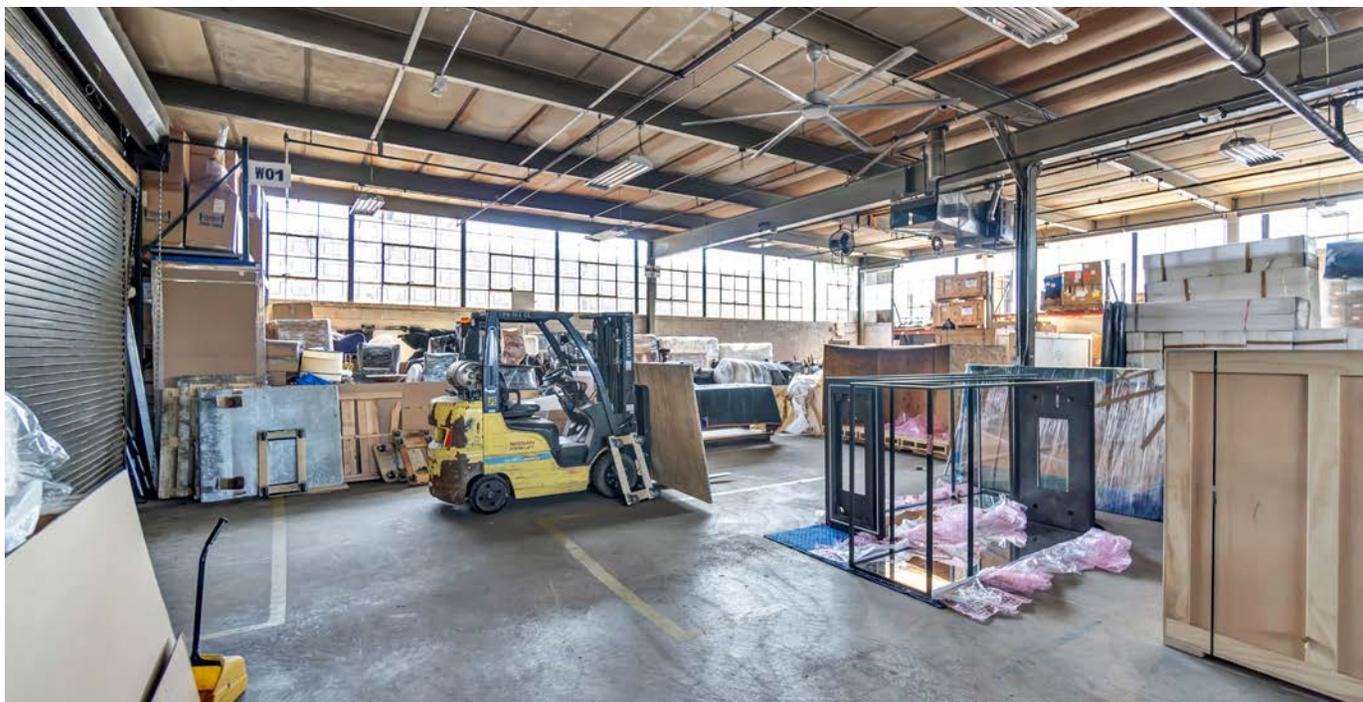
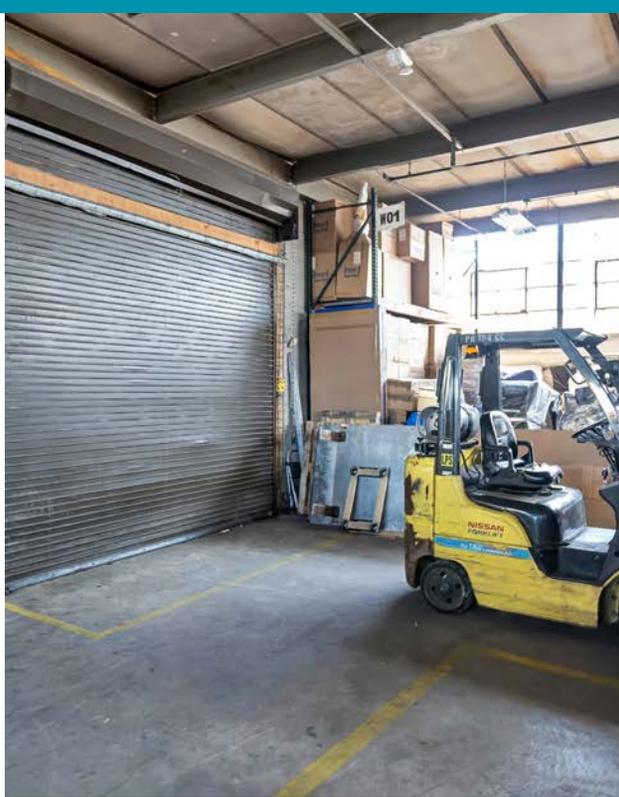
PROPERTY OVERVIEW

BUILDING SIZE:	± 9,100 SF
PLOT SIZE:	± 0.29 AC
CEILING HEIGHT:	13' Clear
LOADING DOCKS:	1 Dock
DRIVE-INS:	1 Drive-In
POWER:	TBD
SPRINKLER:	Fully sprinklered
OCCUPANCY:	Immediate
HEAT:	Gas
SUBLEASE PRICE:	Upon Request

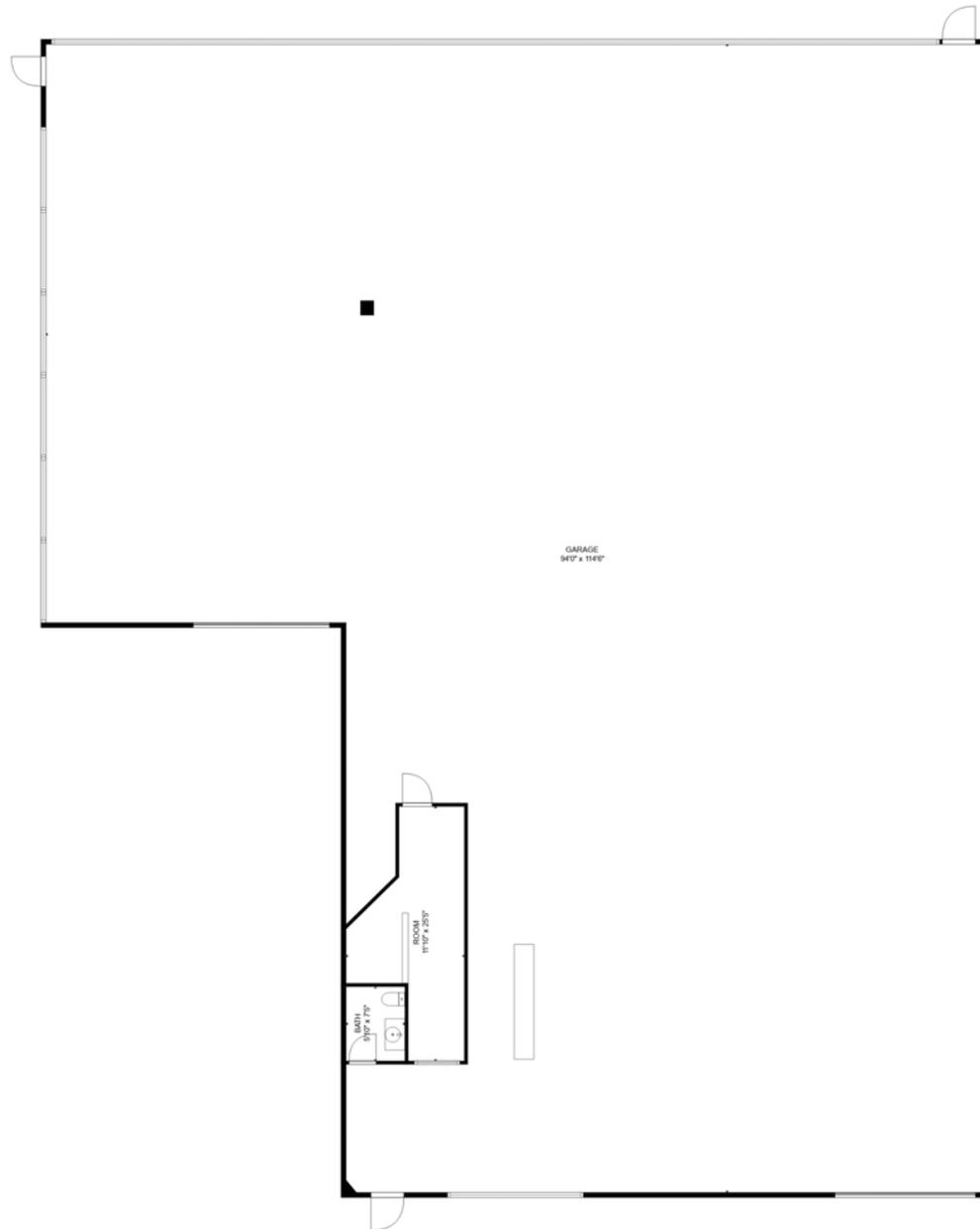
PROPERTY HIGHLIGHTS

- Fully Fenced in side yard
- Freestanding building
- Motion sensed LED lights
- Proximity to JFK Airport via Sunrise Highway





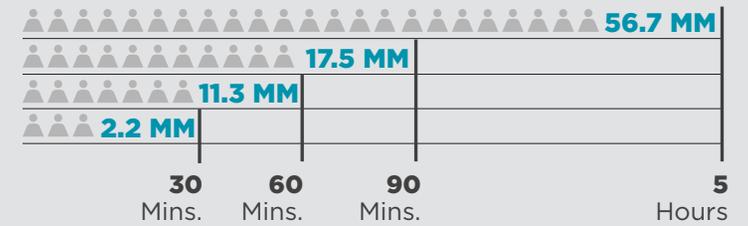
FLOOR PLAN



HIGHLY CONNECTED & ACCESSIBLE



Drive Time Populations



Drive Times

Long Island Railroad's Freeport Station	0.3 Mile
Long Island Expressway/Interstate 495	11.8 miles
Queens	13.2 Miles
John F. Kennedy Airport	16.2 miles
Brooklyn	20 Miles
LaGuardia Airport	26 Miles
Manhattan	30.5 Miles
Port Newark-Elizabeth Marine Terminal	50.2 Miles

INDUSTRIAL FACILITY FOR SUBLEASE

34 BENNINGTON AVENUE
FREEPORT, NY



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