

A CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

# 34 BENNINGTON AVENUE

**FREEPORT, NEW YORK**  
**FOR SUBLEASE**

**± 9,100 SF INDUSTRIAL WAREHOUSE WITH SIDE YARD**







# PROPERTY OVERVIEW

<b>BUILDING SIZE:</b>	± 9,100 SF
<b>PLOT SIZE:</b>	± 0.29 AC
<b>CEILING HEIGHT:</b>	13' Clear
<b>LOADING DOCKS:</b>	1 Dock
<b>DRIVE-INS:</b>	1 Drive-In
<b>POWER:</b>	400 Amps
<b>SPRINKLER:</b>	Fully sprinklered
<b>OCCUPANCY:</b>	Arranged
<b>HEAT:</b>	Gas
<b>SUBLEASE PRICE:</b>	Upon Request

## PROPERTY HIGHLIGHTS

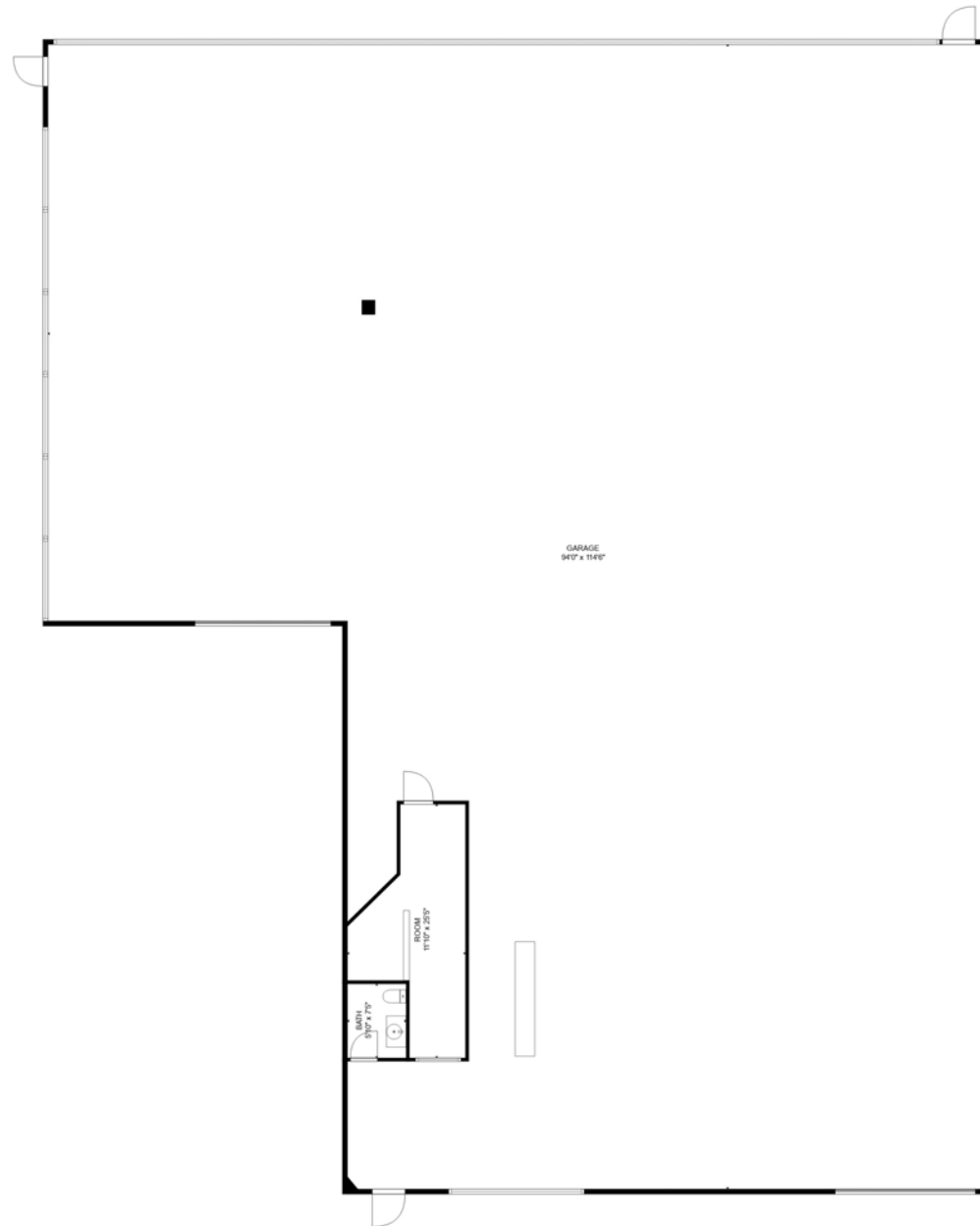
- Fully Fenced in side yard
- Freestanding building
- Motion sensed LED lights
- Proximity to JFK Airport via Sunrise Highway







# FLOOR PLAN

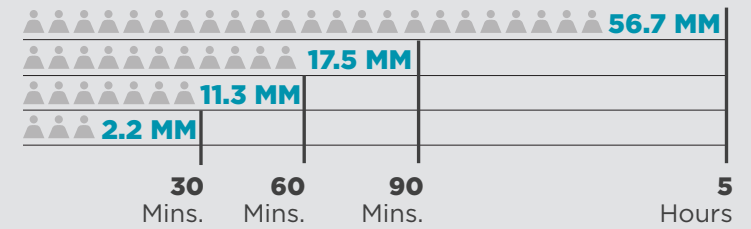




# HIGHLY CONNECTED & ACCESSIBLE



## 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



FOR MORE INFORMATION,  
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