

# FOR LEASE 11,373 SF



FARMINGDALE, NY

## 220 SHERWOOD AVENUE

LEASE RATE

Subject To Offer

### COMMENTS

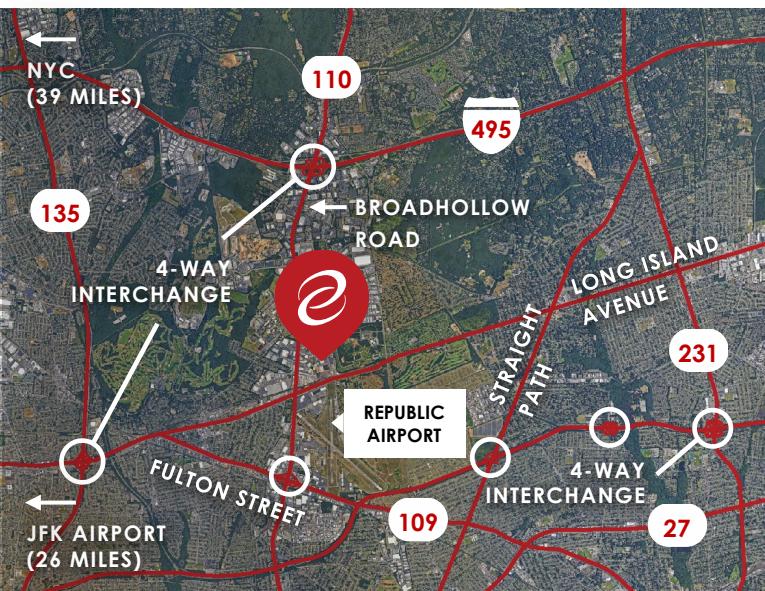
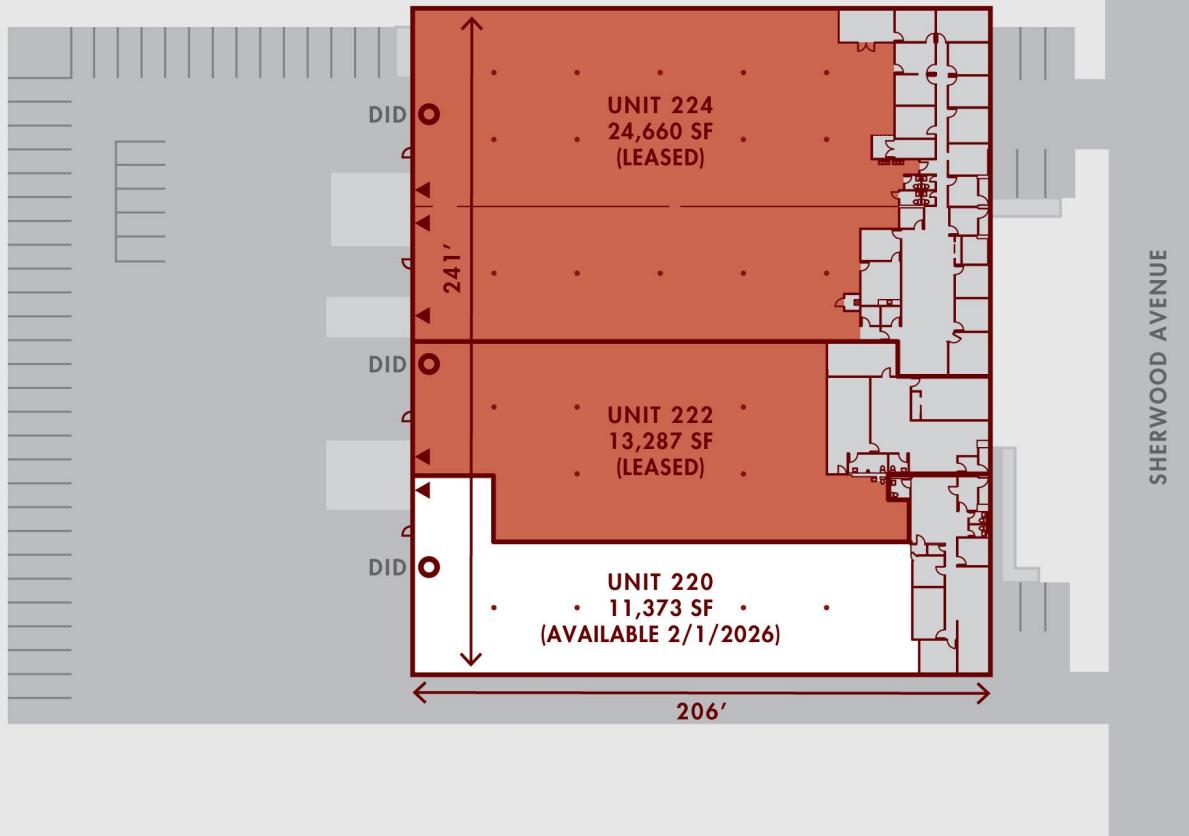
- Available 2/1/2026
- Delivered with Capital Improvements – Façade Enhancements & Replacement the Parking Lot
- Business Park Setting with Quick Access to Long Island Expressway (I-495)
- Professionally Owned & Managed

### BUILDING DETAILS

Building Size	11,373 SF
Office Size	1,875 SF
Clear Height	16'
Loading	1 Loading Dock, 1 Drive-In Door
Parking	13 Spaces
Sprinkler	Fully Sprinklered
Truck Court	155'
Total Acres	2.55 Acres

# FOR LEASE

## 11,373 SF



SUITE	TOTAL SF	OFFICE SF	ASKING RATE
220	11,373	1,875	Subject to Offer
222	13,287	2,277	LEASED
224	24,660	4,152	LEASED
<b>TOTAL BLDG</b>			<b>50,043</b>

**TOM DELUCA**

Cushman & Wakefield  
 Thomas.DeLuca@cushwake.com  
 631-425-1237

**AUSTIN FITZPATRICK**

Cushman & Wakefield  
 Austin.Fitzpatrick@cushwake.com  
 631-655-2789

