

FOR LEASE
11,373 SF – 24,660 SF



FARMINGDALE, NY

220 SHERWOOD AVENUE

LEASE RATE
Subject To Offer

COMMENTS

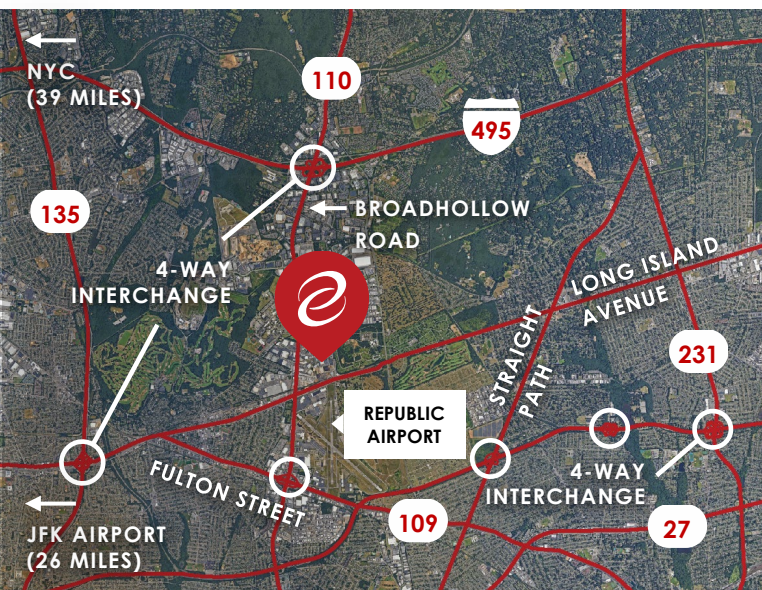
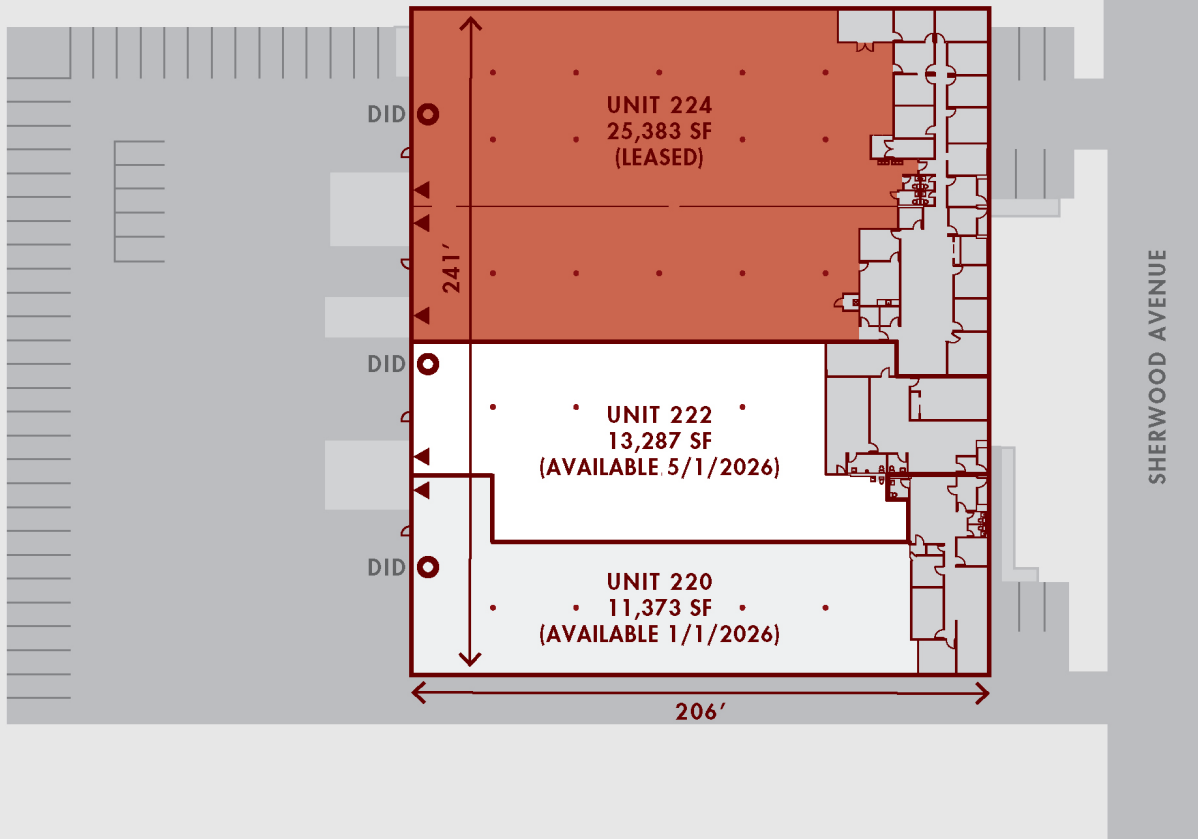
- Available 1/1/2026
- Delivered with Capital Improvements – façade enhancements & replacement the parking lot.
- Business Park Setting with quick access to Long Island Expressway (I-495)
- Professionally Owned & Managed

UNIT DETAILS

Unit Sizes	Unit 220: 11,373 SF Units 220 + 222: 24,660 SF
Office Sizes	Unit 220: 1,875 SF Units 220 + 222 : 4,152 SF
Clear Height	16'
Loading	1 Loading Dock 1 Drive in for 11,373 SF Unit 2 Loading Docks 2 Drive ins for 24,660 SF Unit
Parking	Unit 220: 13 Spaces Units 220 + 222: 30 Spaces
Sprinkler	Fully Sprinklered
Truck Court	155'
Lot Size	2.55 Acres

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE
220	11,373	1,875	Subject to Offer
222	13,287	2,277	Subject to Offer
220 + 222	25,383	4,460	Subject to Offer
TOTAL BLDG	50,043		

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