

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** SALE OPPORTUNITY

60 EXECUTIVE BOULEVARD

FARMINGDALE, NEW YORK

AVAILABLE IMMEDIATELY

±42,250 SF INDUSTRIAL FLEX MEDICAL LABRATORY RESEARCH & DEVELOPMENT
AVAILABLE | FOR SALE



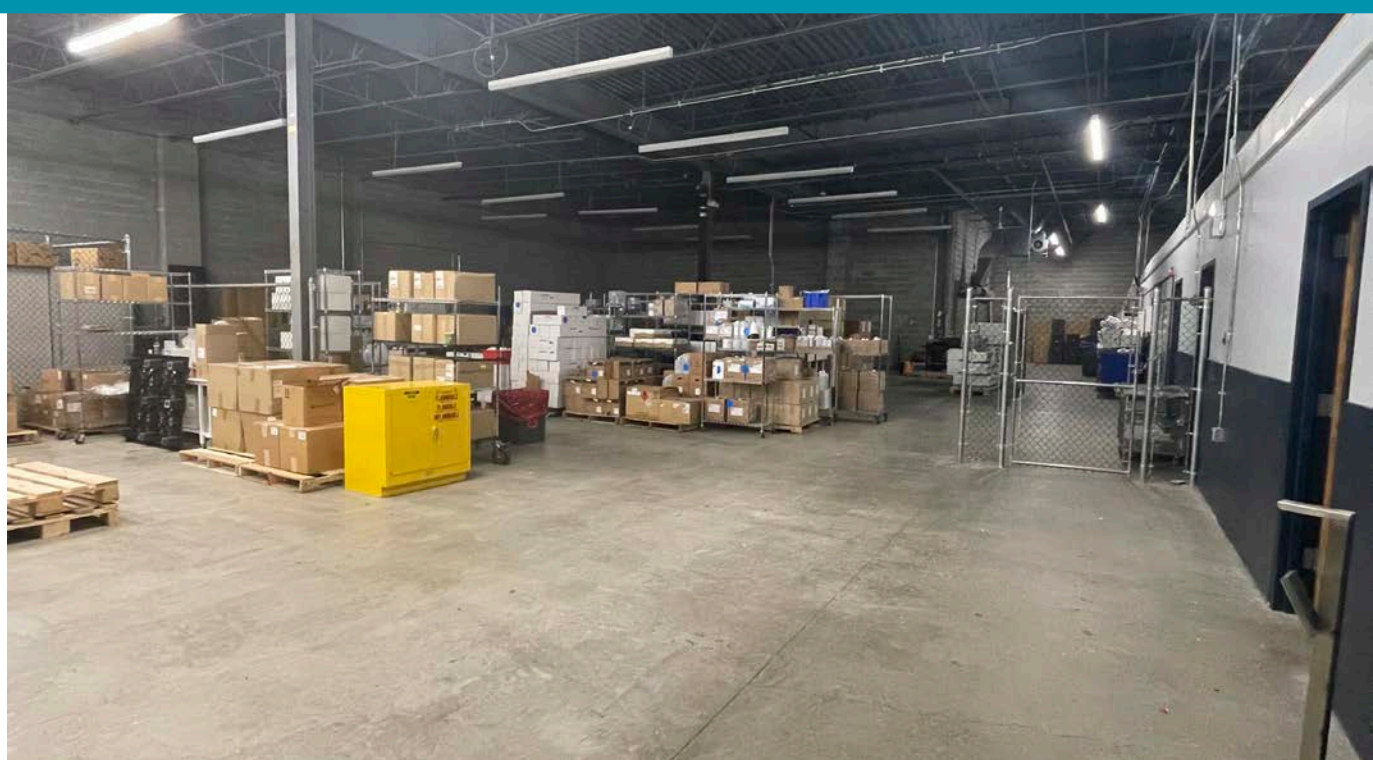
PROPERTY OVERVIEW

POSSESSION:	Immediate
TOTAL BUILDING SIZE:	± 40,000 SF
ACCESSORY BUILDING:	± 2,250 SF (Included in SF)
LOT SIZE:	2.66 Acres
ADMINISTRATIVE OFFICE SIZE:	± 4,000
LABORATORY/ R&D SPACE:	± 26,000 SF
WAREHOUSE SPACE:	± 18,800 SF
CLEAR HEIGHT:	16'
LOADING DOCKS:	2 Exterior
POWER:	2,400 amps, 208 volts, 3 phase
CAR PARKING:	164 Spaces (4.40 stalls per 1,000 SF)
SEWERED:	Yes
ZONING:	Industrial G "Town Of Babylon"
REAL ESTATE TAXES:	\$3.65 PSF
PRICING:	Upon Request

PROPERTY HIGHLIGHTS

- Fully Air Conditioned Facility
- Two (2) Back-Up Generators
- Floor Drains
- Recently update HVAC with HEPA & UV filtering
- Situated in a planned industrial park
- Former Medical/ Clinicial Labratory

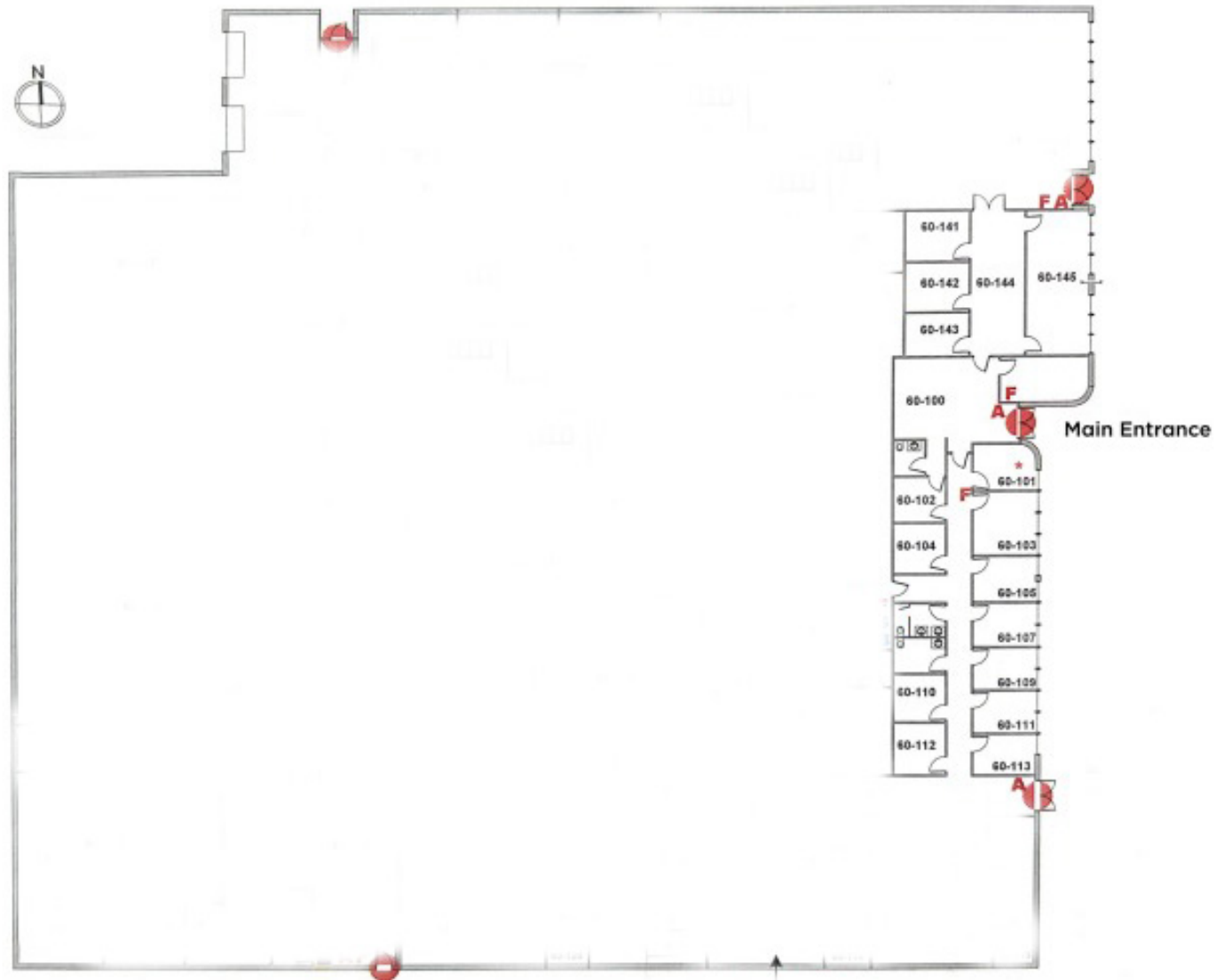




EXISTING FLOOR PLAN



CONCEPTUAL FLOOR PLAN



INDUSTRIAL FLEX FACILITY AVAILABLE FOR SALE

60 EXECUTIVE BOULEVARD
FARMINGDALE, NY



FOR MORE INFORMATION,
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