

303 Smith Street  
FARMINGDALE, NY 11735

Warehouse  
Distribution Facility

49,079 sq. ft.  
AVAILABLE

10 total  
DOCK DOORS

4,224 sq. ft.  
OFFICE AREA

2  
GROUND LEVEL DOORS

24'  
CLEAR HEIGHT

Standard wet  
SPRINKLERS

Features

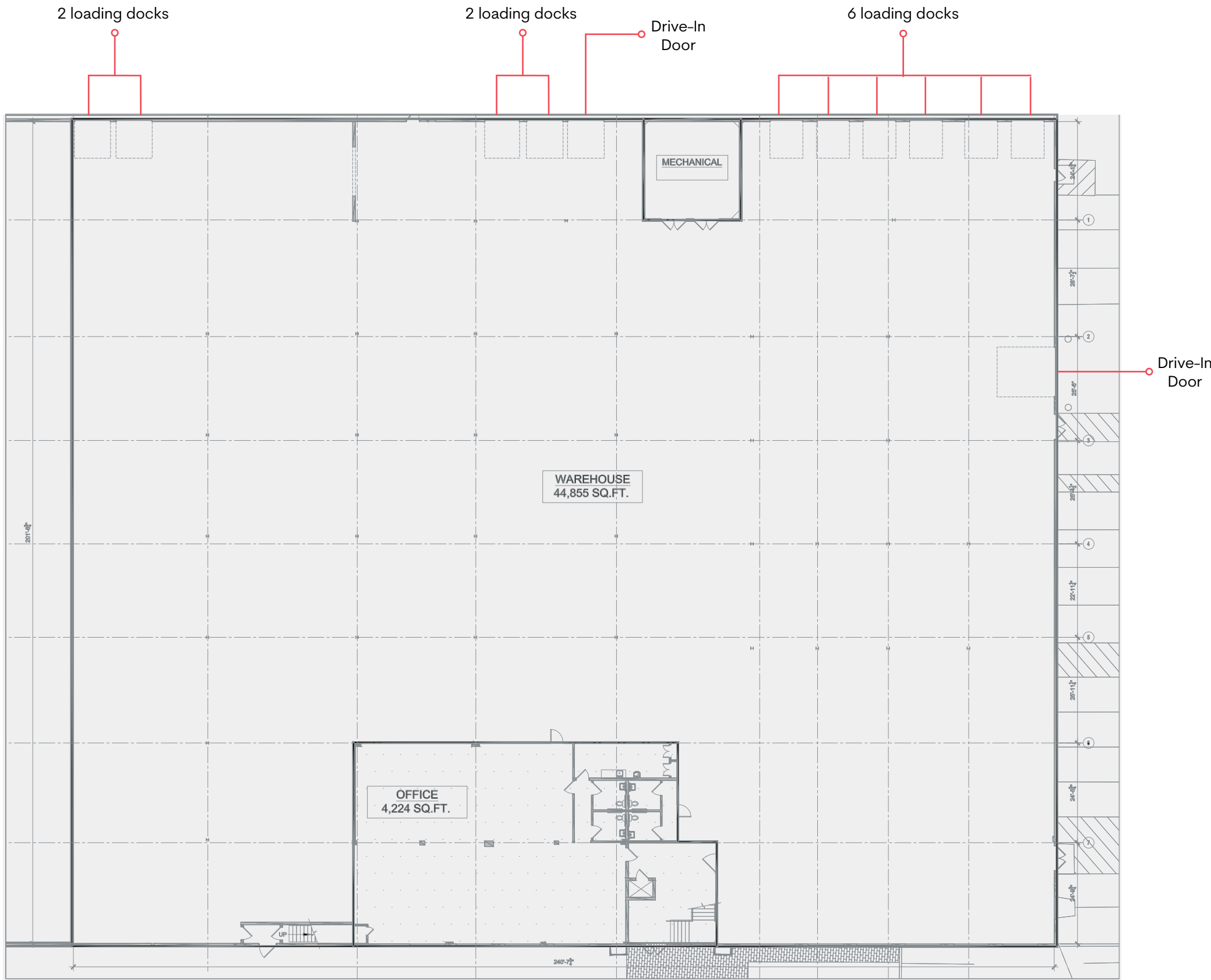
- Fully renovated premium warehouse space
- Offices built to suit
- Excellent loading
- Zoned Industrial G
- Town of Babylon
- Tax abatement may apply
- Q2 2025 delivery







# Building Specifications


Building Size	80,279 sq. ft.
Available	49,079 sq. ft.
Office Space	4,224 sq. ft.
Clear Height	24'
Dimensions	240' x 201'
Column Spacing	Varies
Dock Doors	10 Doors
Drive-ins	2
Format	Rear Loaded
Automobile Parking	73 Spaces
Sprinklers	Standard Wet
Lighting	LED
Power	PSEG, 3000 amps, 480 volts, 3-phase

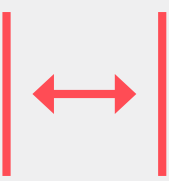



WAREHOUSE LAYOUT


**73**  
Automobile  
Parking

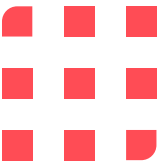
**10**  
Loading  
Docks

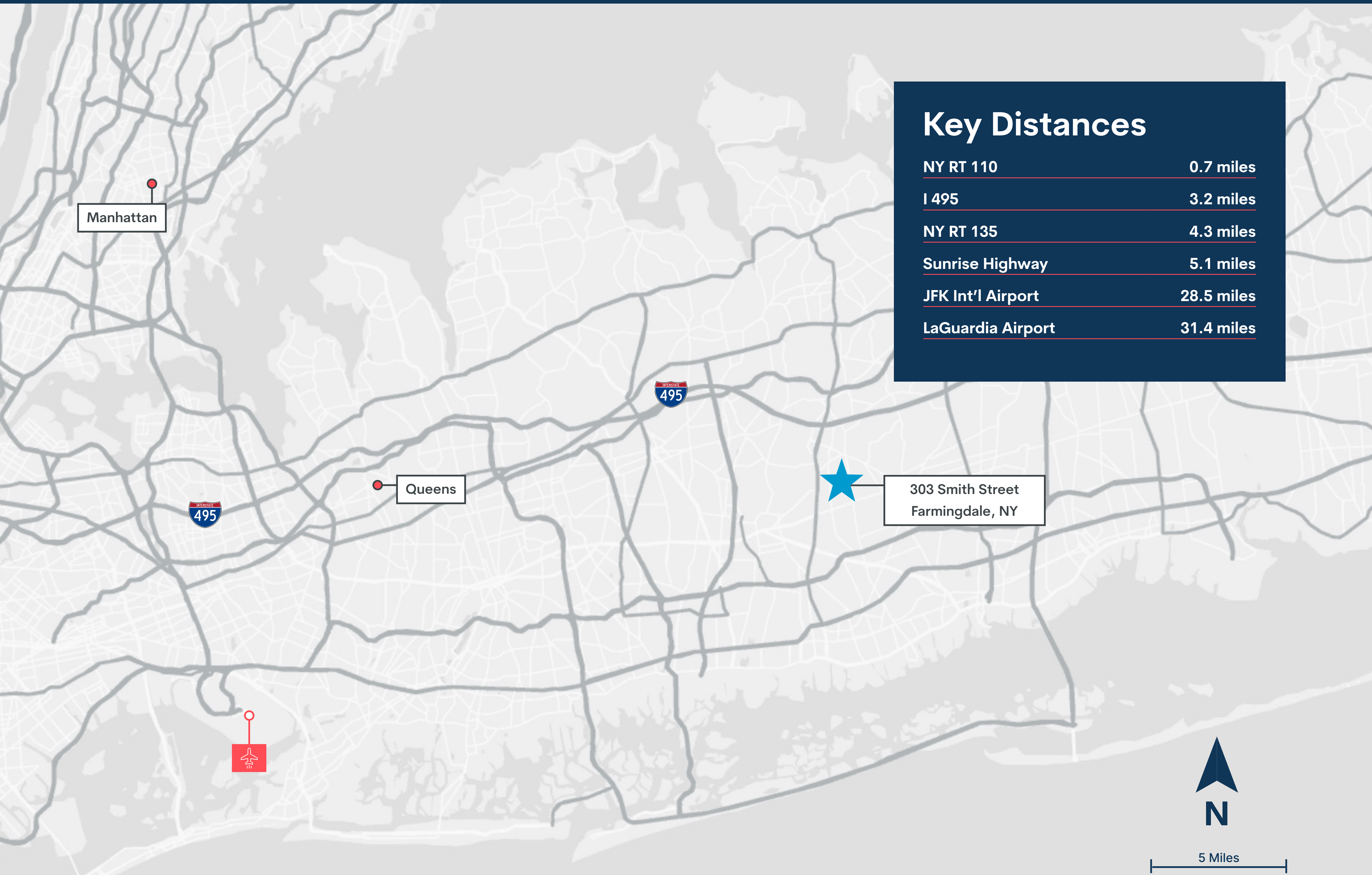
**24'**  
Clear  
Height

**Varies**  
Column  
Spacing

**2**  
Drive-in  
Doors

**105'**  
Truck Court  
Depth





Key Distances	
<u>NY RT 110</u>	<u>0.7 miles</u>
<u>I 495</u>	<u>3.2 miles</u>
<u>NY RT 135</u>	<u>4.3 miles</u>
<u>Sunrise Highway</u>	<u>5.1 miles</u>
<u>JFK Int’l Airport</u>	<u>28.5 miles</u>
<u>LaGuardia Airport</u>	<u>31.4 miles</u>



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## Leasing Contacts

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## Brookfield Properties

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