

3300 Veterans Memorial Hwy
Bohemia, NY



FOR SALE OR LEASE
±44,587 SF Cold Storage Facility on 6.4 Acres

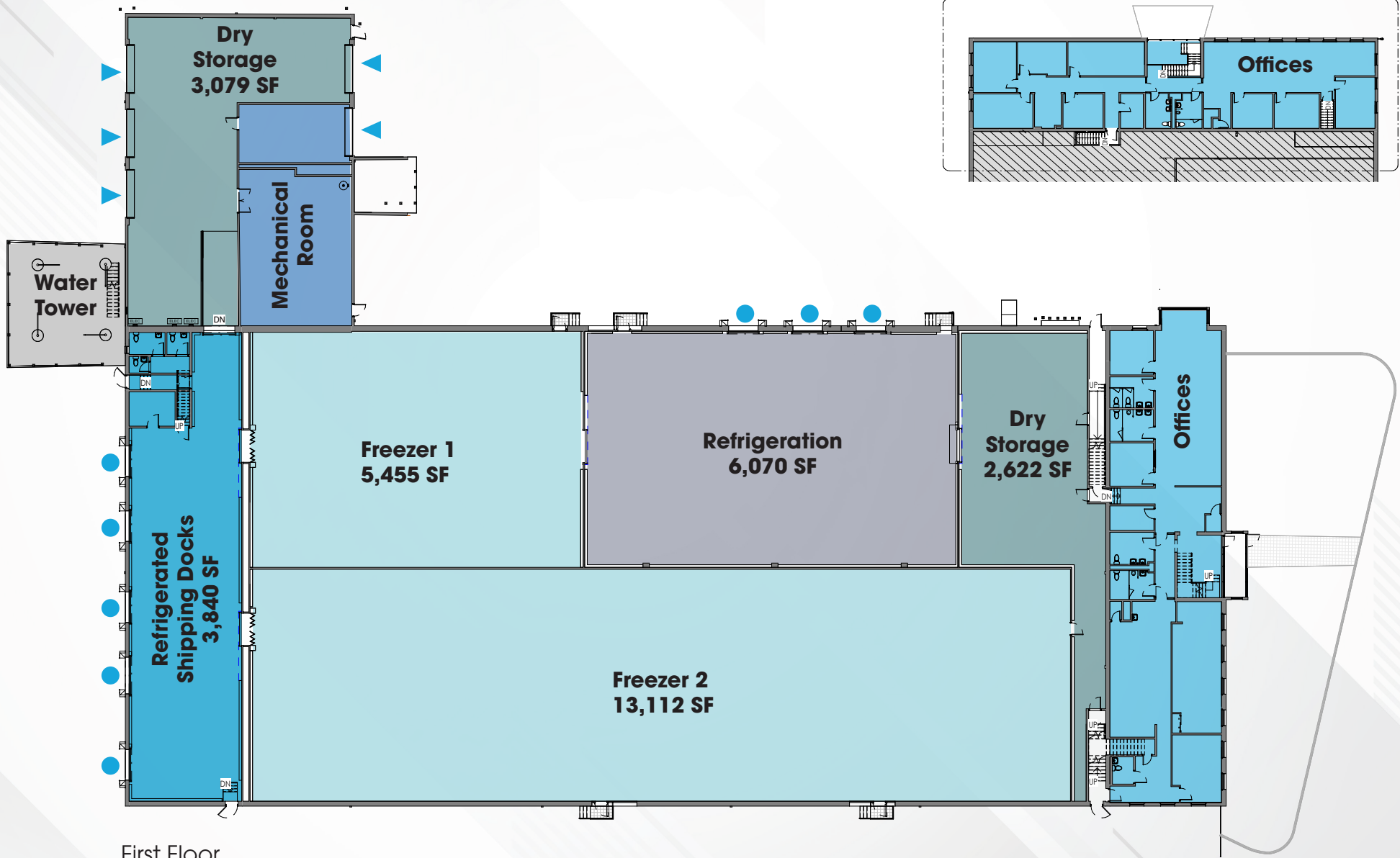


PROPERTY SPECS

Building Size	± 44,587 SF	Power	2,500 amps @ 480 V
Office Size	± 8,000 SF on 2 floors	Water Line	1.5"
Dry Storage	± 5,701 SF	Sprinkler System	Wet system throughout, dry heads in cold storage
Freezer Size	± 18,567 SF Temperature goes as low as -10°	Car Parking	29 spaces (Expandable)
Refrigerator Size	± 9,910 SF Temperature ranges from 36 - 40°	Trailer Parking	24 spaces
Plot Size	± 6.4 Acres	RE Taxes	\$131,760.99
Expansion	• Building can be expanded an additional ± 50,000 SF • Existing cold storage infrastructure in place can support building expansion	Sale/Lease Pricing	Upon request
Loading	8 Docks and 5 Drive-ins	Comments	• Approximately 1,500 pallet positions in the freezer • Approximately 350 pallet positions in the refrigerator
Clear Height	25'10" in dry storage 24'4" in cold storage areas		

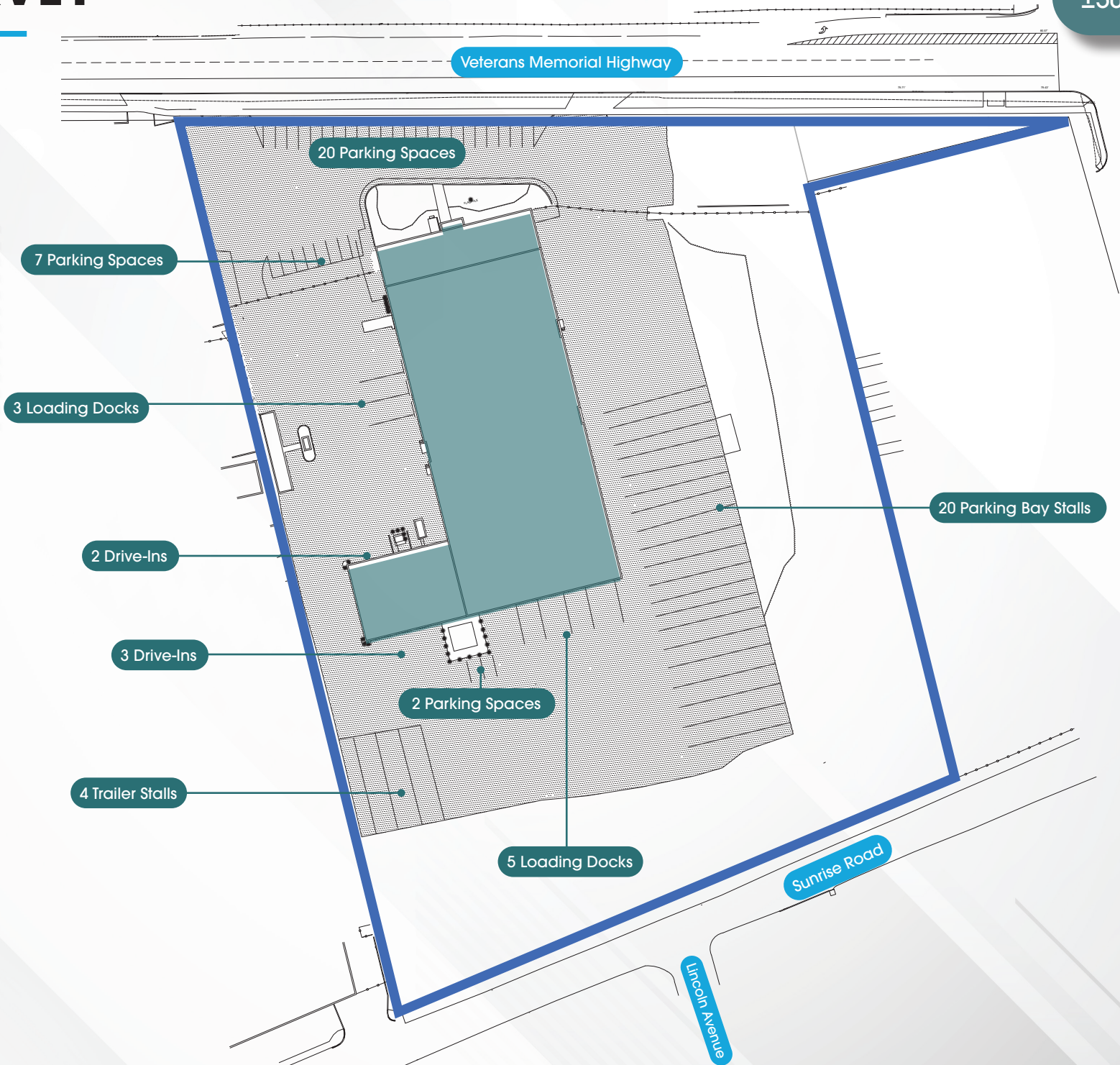


FLOOR PLANS

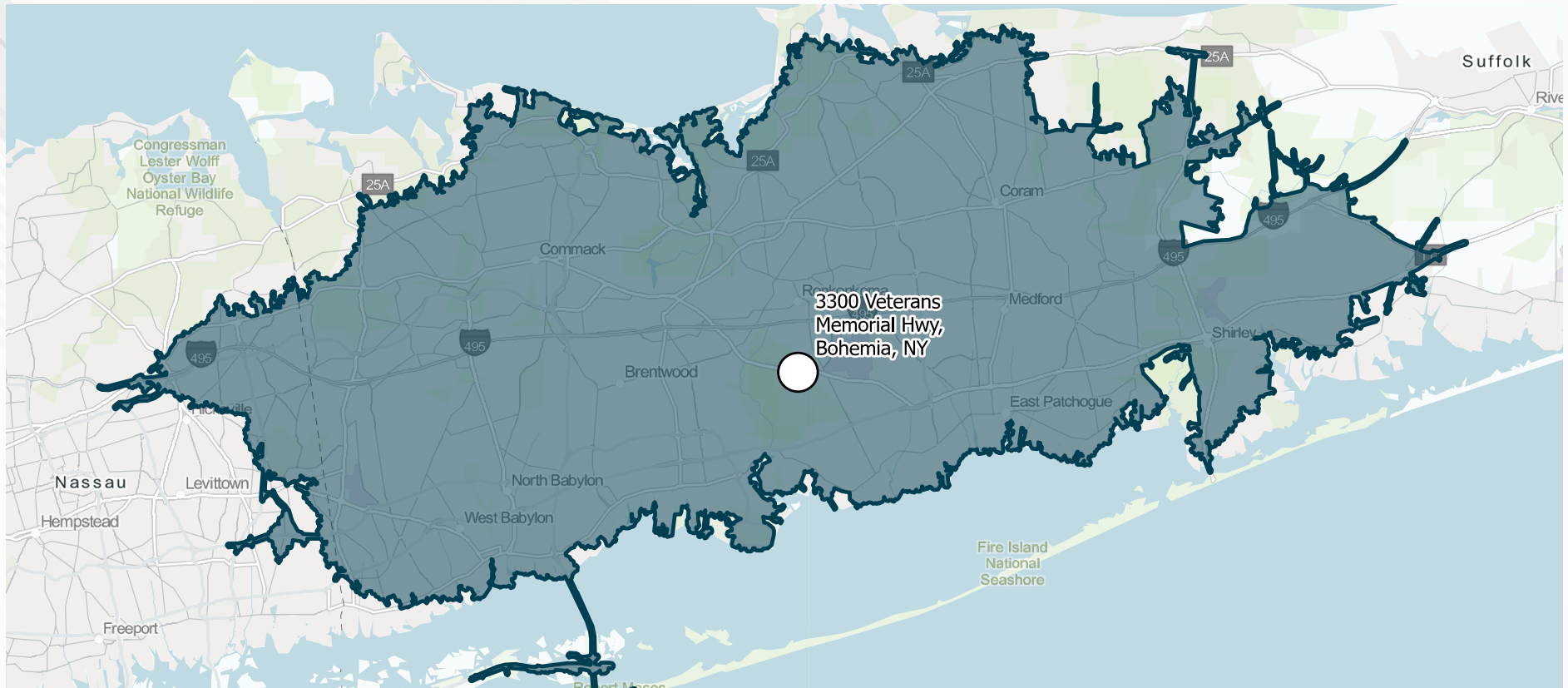


SURVEY

Expansion of
±50,000 SF possible



DEMOGRAPHICS



Within a 30 Minute Drive Radius

1,317,435

Total Population

707,131

Total Labor Force

\$132,539

Median Household Income

34,458

Warehouse Employees

66.53%

Blue-collar workers

4.6%

Unemployment Rate

COLD STORAGE



OFFICES



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Key Distances

Veterans Memorial Hwy	On	MacArthur Airport	1.2 mi
Sunrise Highway	3.1 mi	LIRR Ronkonkoma	2.7 mi
Long Island Expressway	3.4 mi	JFK Airport	38.8 mi