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

145 CANDLEWOOD ROAD

BAY SHORE, NEW YORK

± 222,219 SF AVAILABLE IMMEDIATELY | DIVISIBLE TO 50,000 SF+ | 40' CLEAR



CLASS A SPECS AT A DISCOUNT TO NEW CONSTRUCTION

CUSHMAN & WAKEFIELD | NORTHBRIDGE

PROPERTY DESCRIPTION

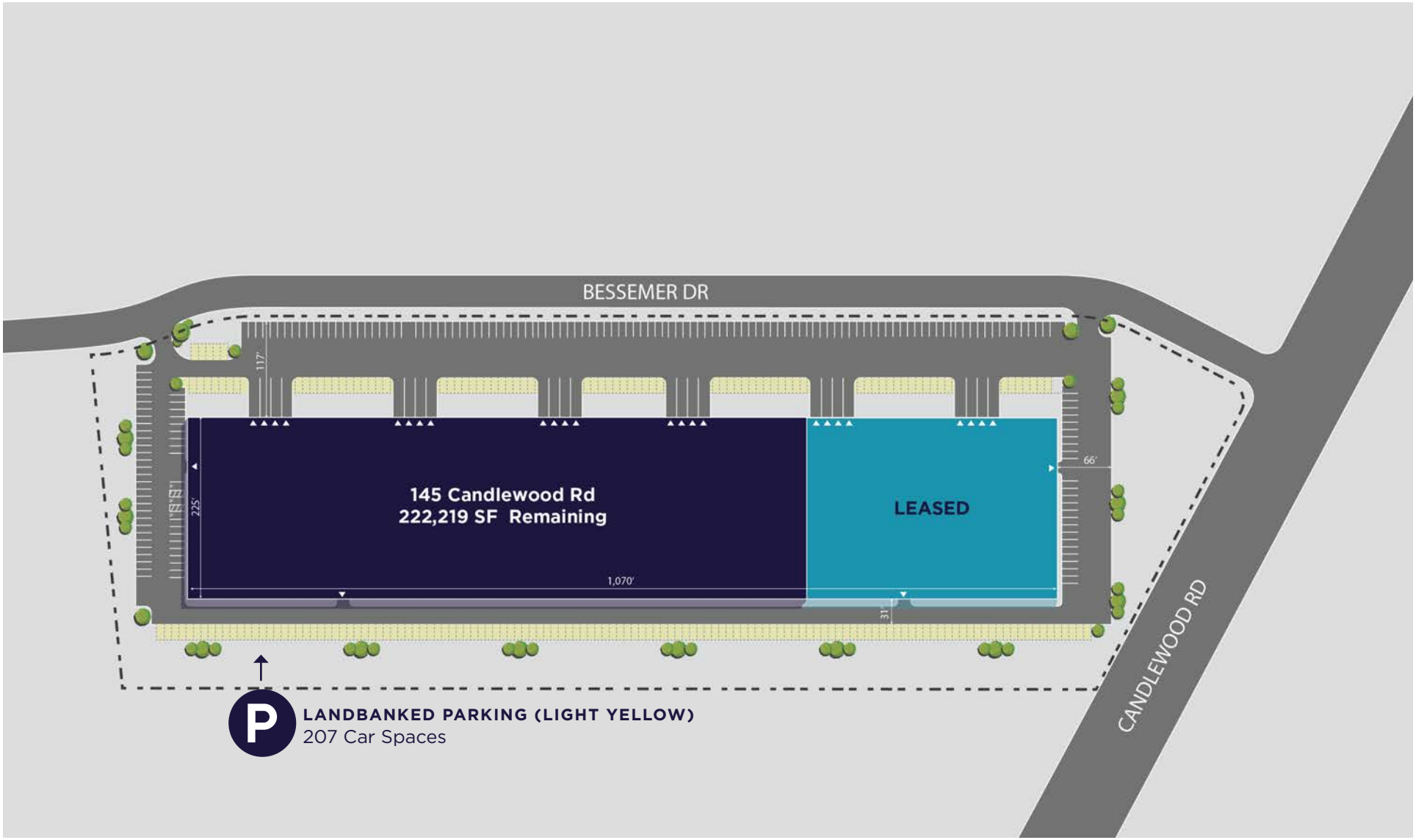
AVAILABLE SIZE	± 222,219 SF (Division options greater than 50,000 SF available)
ACREAGE	± 13.80 Acres
OFFICE SF	Built To Suit
CLEAR HEIGHT	40’
LOADING DOCKS	16 Dock High Doors
DRIVE INS	2 Drive-Ins
POWER	5,000 Amps 480V 3 Phase
PARKING	109 Car Stalls (Existing) Expandable to 316
SPRINKLERS	ESFR
LIGHTING	LED
ELEVATOR CAPACITY	Two (2) 2,000 LB Material Lifts
REAL ESTATE TAXES	$1.52 PSF
LEASE PRICE	$16.25 PSF Net

COMPLETED IMPROVEMENTS	• Upgraded Dock Packages • New Exterior & Interior Paint • Fresh Asphalt for Parking Lot • New Landscaping • New Signage • New Sidewalks & Ramping

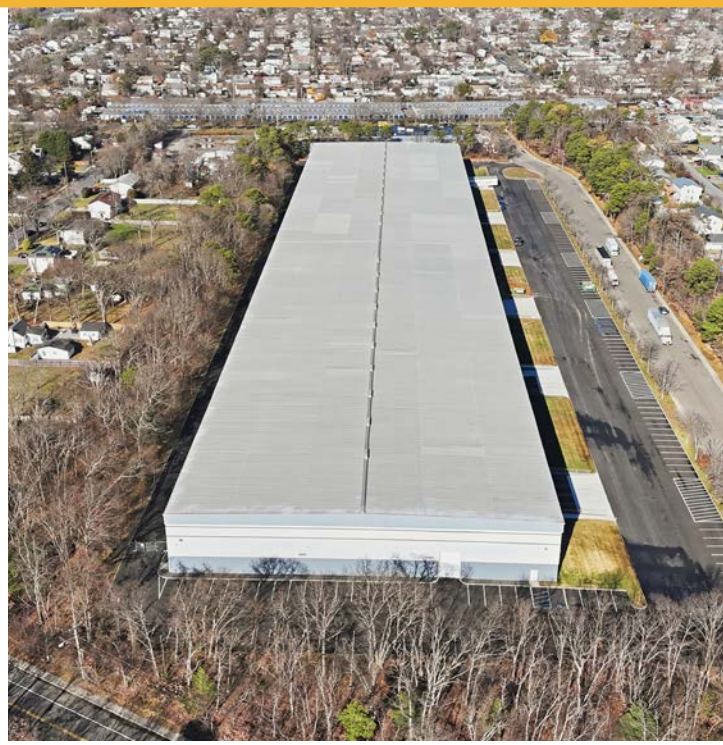




SITE PLAN


BESSEMER DR
117'
145 Candlewood Rd
222,219 SF Remaining
LEASED
225'
66'
1,070'
31'
CANDLEWOOD RD
P
LANDBANKED PARKING (LIGHT YELLOW)
207 Car Spaces







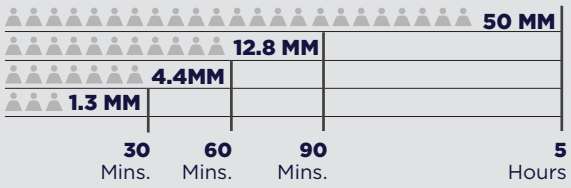


ACCESSIBILITY & CONNECTIVITY



DESTINATION	DISTANCE
Deer Park LIRR	1.5 Miles
Southern State Parkway	1.8 Miles
Long Island Expressway	3.6 Miles
Northern State Parkway	4.2 Miles
Queens	24.7 Miles
JFK Airport	34.2 Miles
Brooklyn	35.2 MIles
LaGuardia Airport	38.8 Miles
Manhattan	39.1 MIles
Port Newark	59.6 Miles

Drive Time Populations



Impressive Walk To Work Labor Pool Within A 5 Mile Radius Of The Site



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FOR MORE INFORMATION,
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PROPERTY WEBSITE

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