

# HUNT

Corporate Services, Inc.

We Facilitate Your Business

## 12,500 Square Feet of R&D/Office/Flex Space for Lease



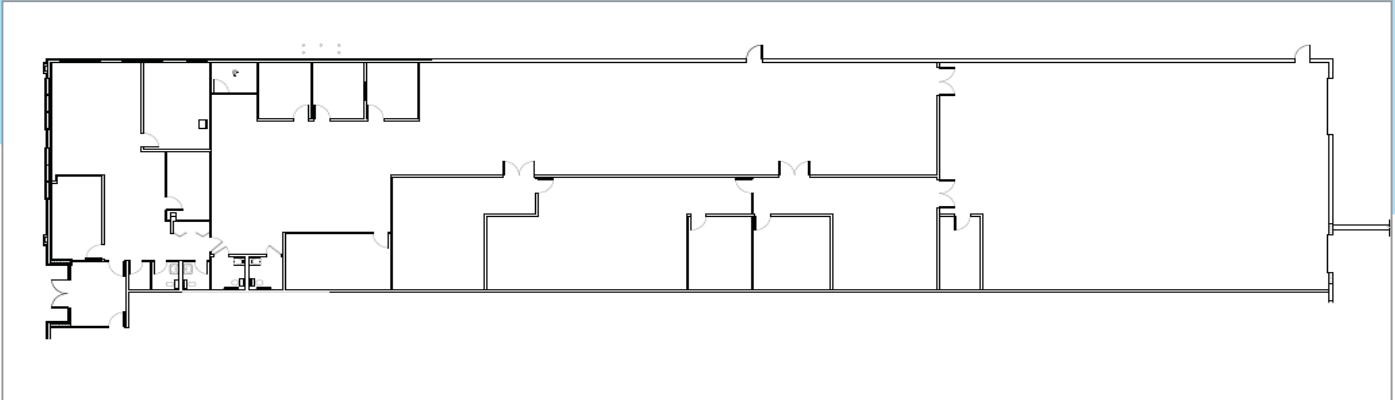
### 175 Central Avenue, Farmingdale, NY

Extensive parking provided on the 3-acre site allows for a 3-to-1 parking ratio, and a high degree of finish for office and R&D space.



- 12,500 square feet available for lease
- Includes 4,000 square feet of finished R&D space
- Fully air-conditioned
- Fully sprinklered with sewers and gas heating
- 38 parking spaces available
- Separate entrances and utilities for each tenant
- Five minutes off the Long Island Expressway, Exit 49

## 175 Central Ave, Farmingdale, New York



### Description:

12,500 square feet available for lease in a 50,000 square foot "flex" building situated on a 3-acre parcel.

### Location:

Five minutes off the Long Island Expressway.

### Parking:

Over 38 spaces

### Occupancy:

November 2021

### Building:

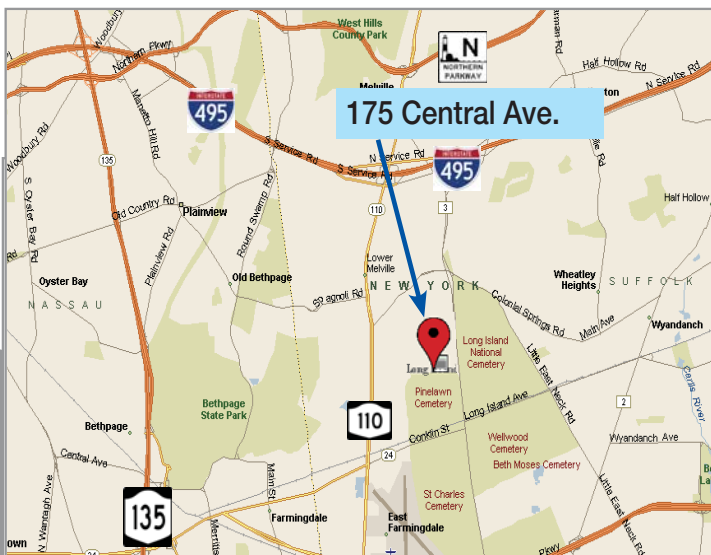
Office Area: 1,686 square feet  
R&D Area: 4,000 square feet  
Ceiling Height: 16' foot clearance  
Heat: Gas  
Power: 400 amps  
Fire sprinklers: Yes  
Loading: 1 loading dock  
1 drive-in door  
Sewers: Yes  
Fully A/C: Yes

### Rent:

\$10.95 per square foot net

### Taxes:

\$2.35 per square foot



### Exclusively Represented By:

David G. Hunt, MCR, CCIM, SIOR  
Licensed Real Estate Broker

### HUNT CORPORATE SERVICES, INC.

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