

27,600 Square Foot Industrial Building For Lease

Located in Sherwood Corporate Center



25 Andrea Road, Holbrook New York

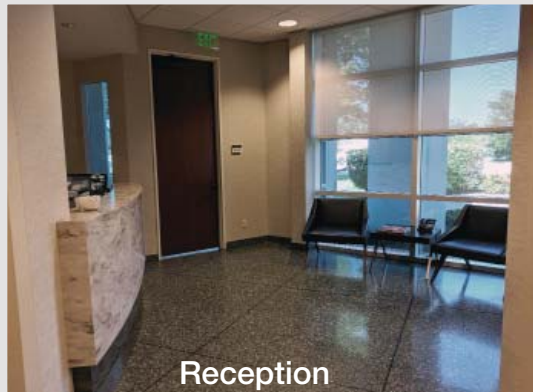
This 27,600 square foot industrial building is located in Sherwood Corporate Center - a planned industrial park with underground utilities and sewers, just off Nicholls Road, five minutes to the LI Expressway.

- > 27,600 square foot building for lease on 2.19 acres
- > 10,000 square feet of custom high-end office space
- > Energy-saving construction, fully air-conditioned
- > Immaculate building - finished on all sides
- > Fully landscaped with underground sprinklers
- > 18' clear height with typical bay size of 40' x 24'
- > Additional 3,000 square foot extra storage mezzanine (not included in overall 27,600 square feet)





Lobby



Reception



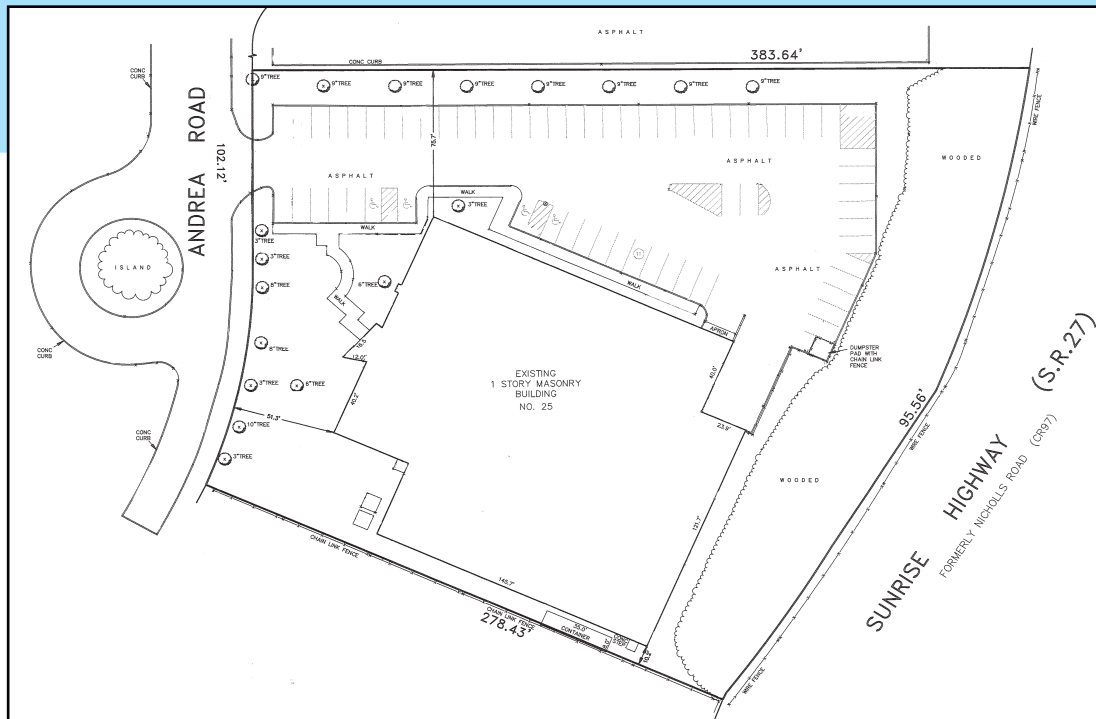
Lobby



Board Room



Loading



Description:

27,600 square foot modern industrial building, finished on four sides. Sherwood Corporate Center is a premier park with underground utilities, sewers, abundant parking and landscaping.

Location:

Sherwood Corporate Center in Holbrook. Conveniently located near Veteran's Highway, Sunrise Highway, and five minutes from the LI Expressway, directly off Nicholls Road.

Parking:

62 spaces

Building:

Ceiling Height: 18' clear

Plot Size: 2.19 acres

Heat: Gas

Air-conditioned: Fully

Power: 1,600 amps (both 240V and 480V)

Sprinklers: Yes

Loading: 2 loading docks, 1 drive-in

Lease Price:

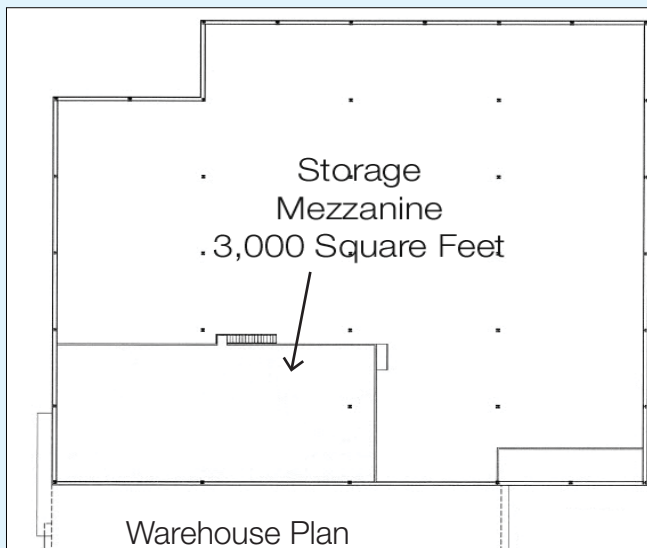
\$16.95 a square foot, net

Taxes:

\$2.83 per square foot

Available:

January 1, 2027 (Warehouse available earlier.)

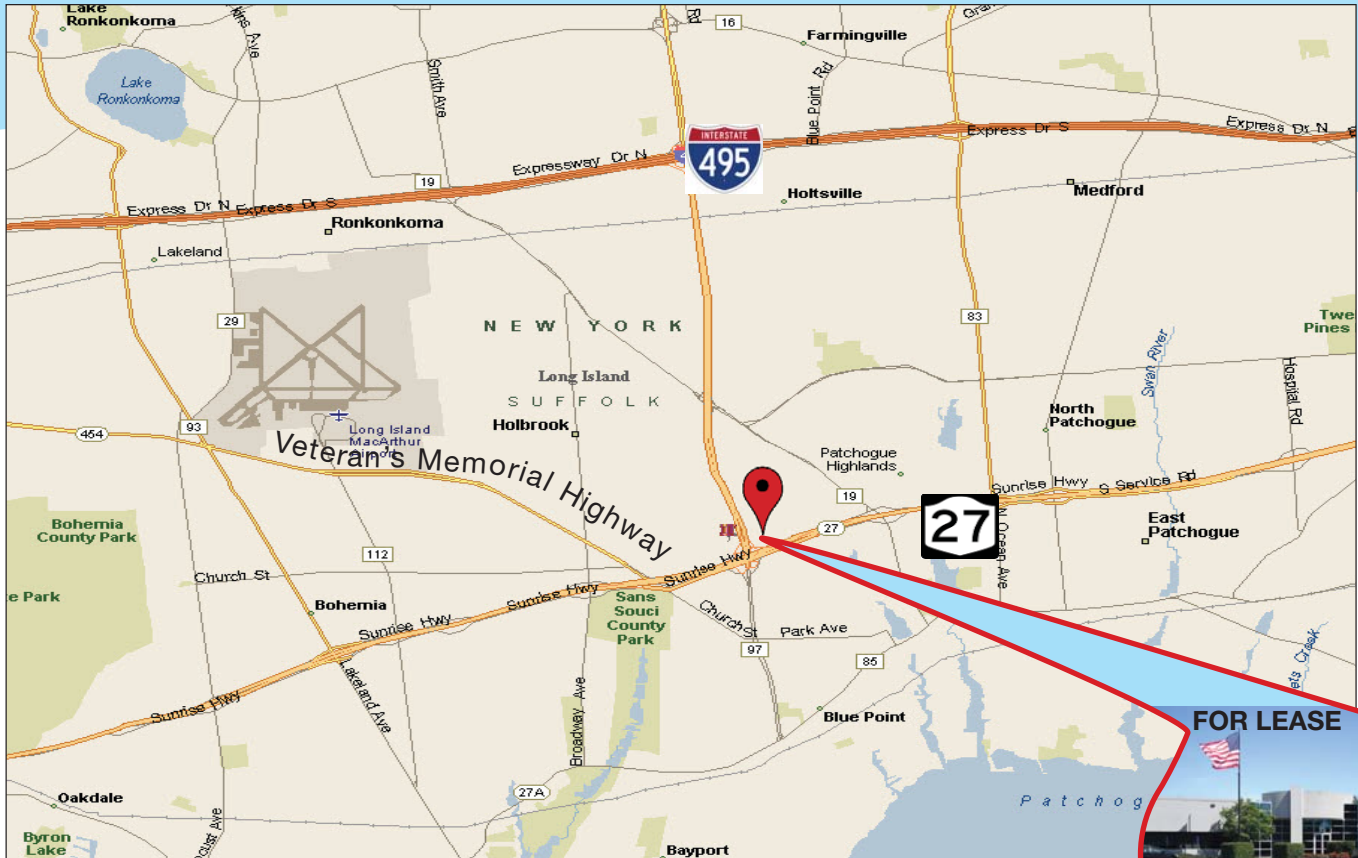


HUNT

Corporate Services, Inc.

We Facilitate Your Business

25 Andrea Road, Holbrook, New York



FOR LEASE

25 Andrea Road
Sherwood Corporate
Center



Exclusively Represented By:

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

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