

OFFERING SUMMARY

Available SF:	5,100
Lease Rate:	\$13 psf NNN
CAM:	\$1.50 psf
RE Taxes:	\$2.47 psf
Ceiling:	16' Clear
Power:	200 Amps 3 Phase
Heat:	Gas
Sewers:	SCSD # 12
Sprinklers:	Full

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer office and warehouse space for lease in the beautiful campus setting of Sherwood Corporate Center.

Space can be converted to 50% office and warehouse. See attached conceptual floor plan.

Current layout has an executive office, 7 private offices, 3 baths, lunch room, conference room, bull pen, and a small a warehouse with 14' X 12' Drive-In Door.

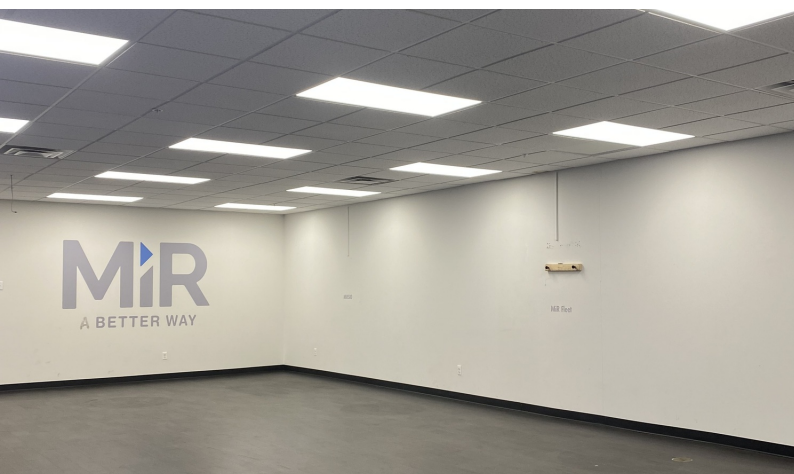
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

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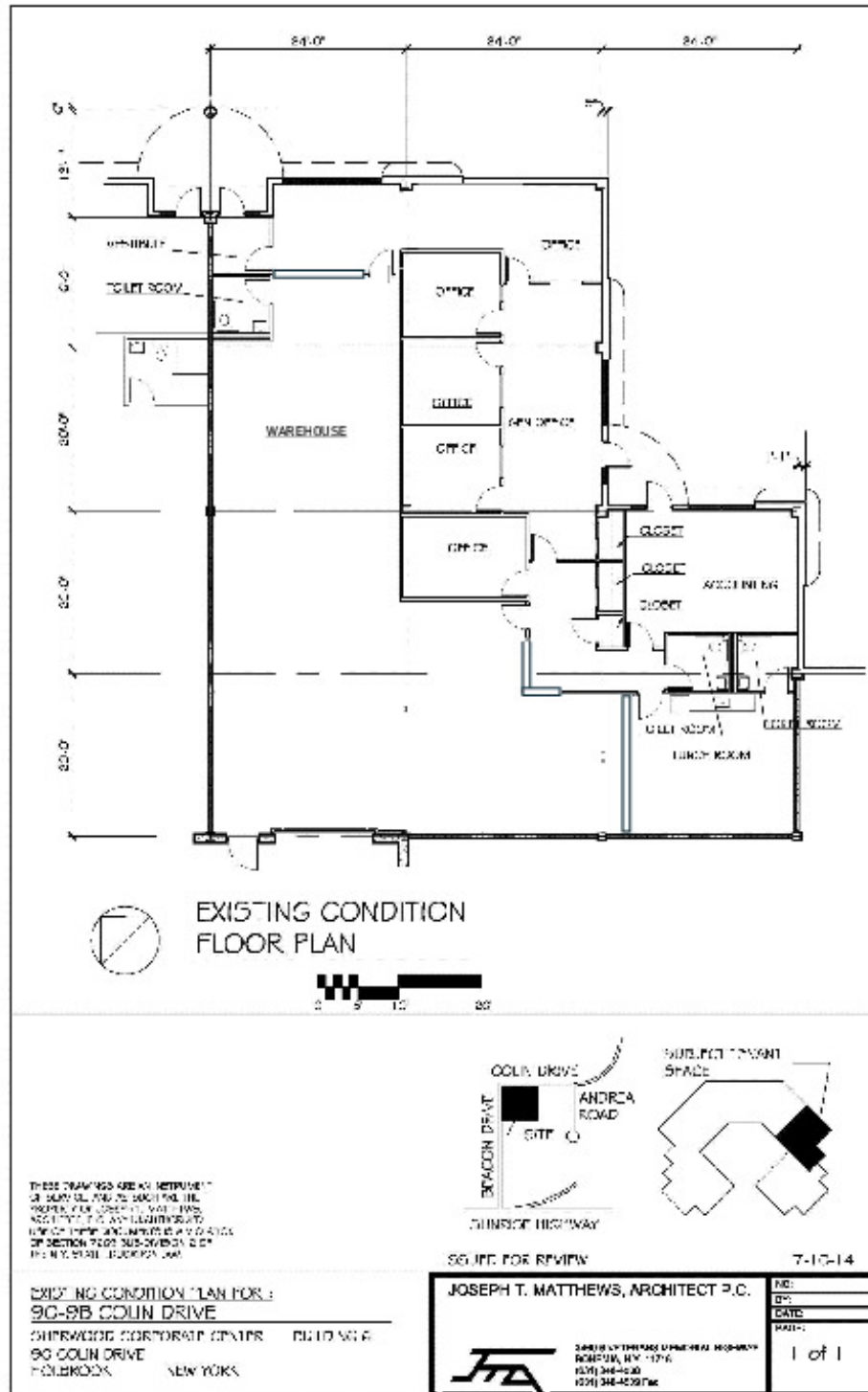
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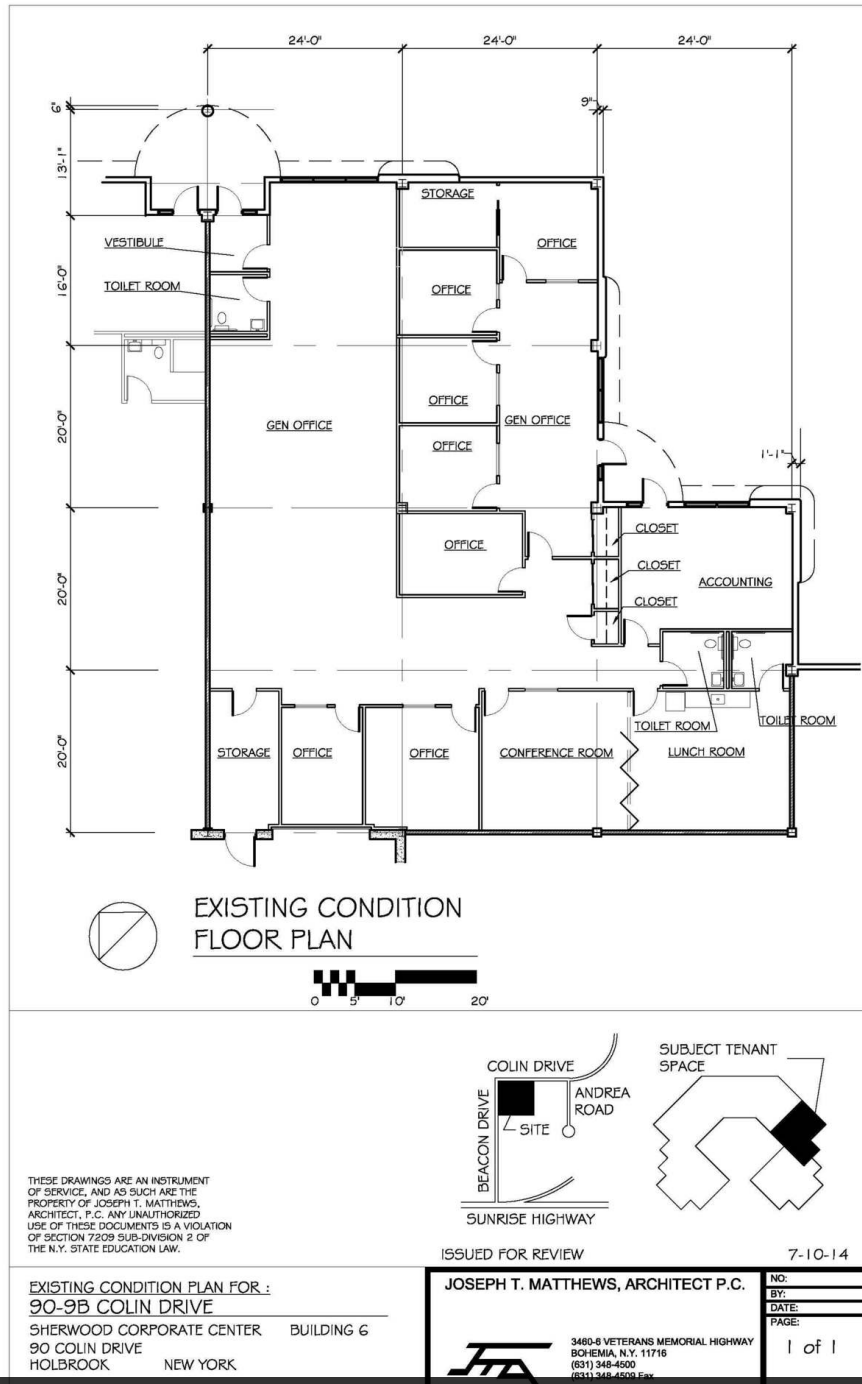
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90-9B Existing Condition Plan

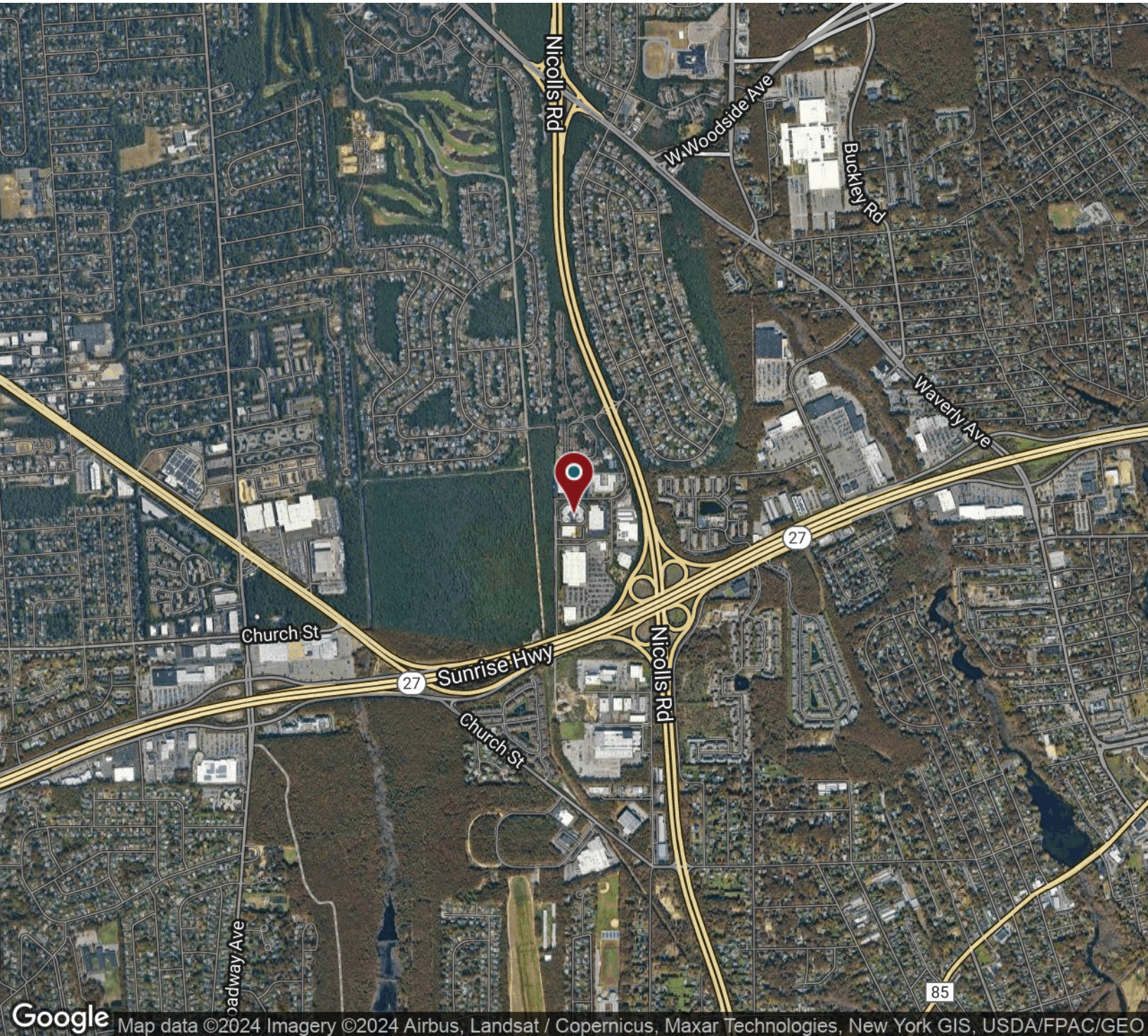
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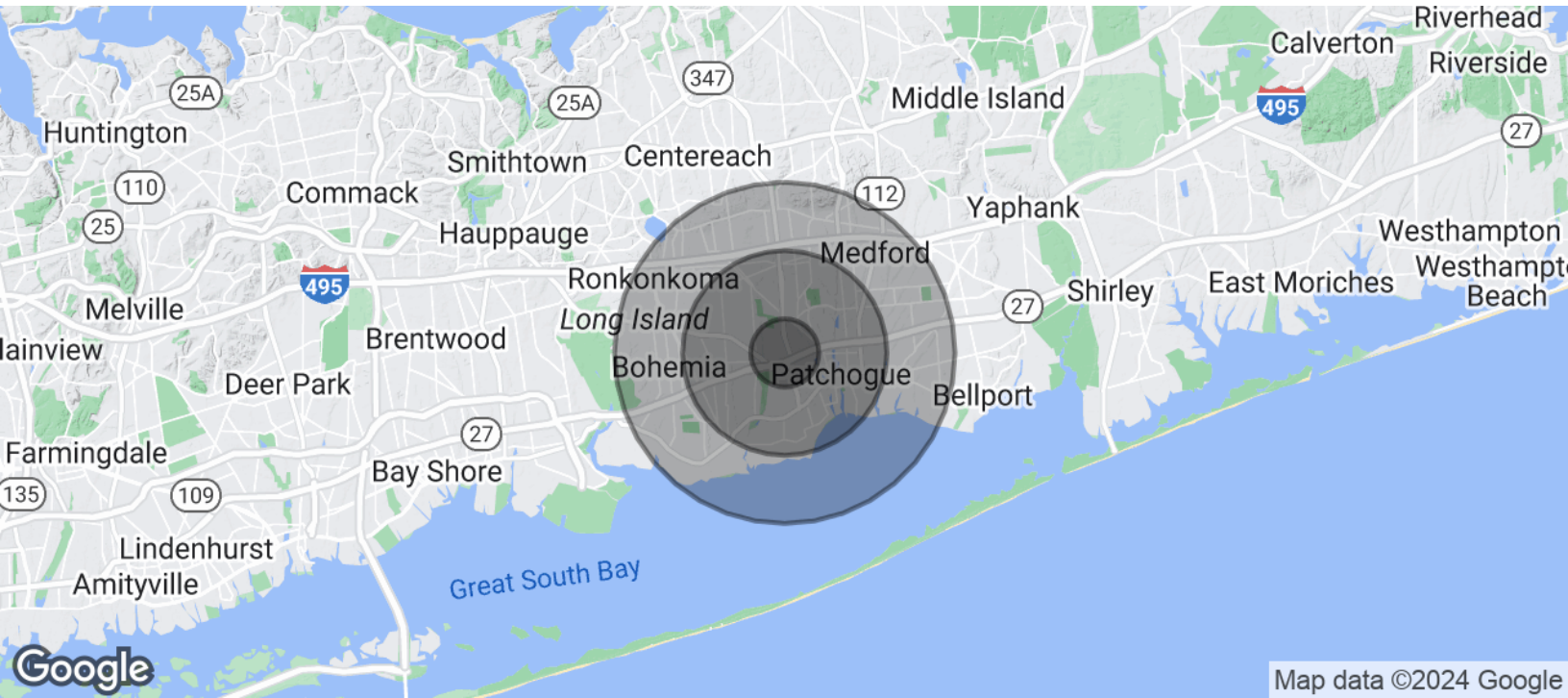
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,472	89,224	189,553
Average age	40.2	38.9	38.7
Average age (Male)	40.3	38.2	37.6
Average age (Female)	39.9	39.6	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,056	32,338	66,246
# of persons per HH	2.6	2.8	2.9
Average HH income	\$94,137	\$92,240	\$93,263
Average house value	\$425,549	\$418,215	\$418,792

* Demographic data derived from 2020 ACS - US Census

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