

## OFFERING SUMMARY

|               |                      |
|---------------|----------------------|
| Lease Rate:   | \$13.00 SF/yr (NNN)  |
| Available SF: | 4,538 SF             |
| Office:       | 40%                  |
| Loading:      | 12' Drive-In Door    |
| Ceiling:      | 16' Clear            |
| Power:        | 200 Amps Three Phase |
| Sewers:       | SCSD #12             |
| Heat:         | Gas                  |
| Sprinklers:   | Yes                  |
| Zoning:       | Light Industrial L1  |

## PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer Warehouse and Office Space in the beautiful campus setting of Sherwood Corporate Center, which is located on the northwest corner of Sunrise Highway and Nicolls Road (CR 97). The campus is minutes south of the Long Island Expressway.

## PROPERTY HIGHLIGHTS

- 40% Office
- Large Reception/Bull Pen Area
- 5 Private Offices
- 2 Bathrooms
- Ample Parking
- New Paint
- New Flooring
- LED lighting

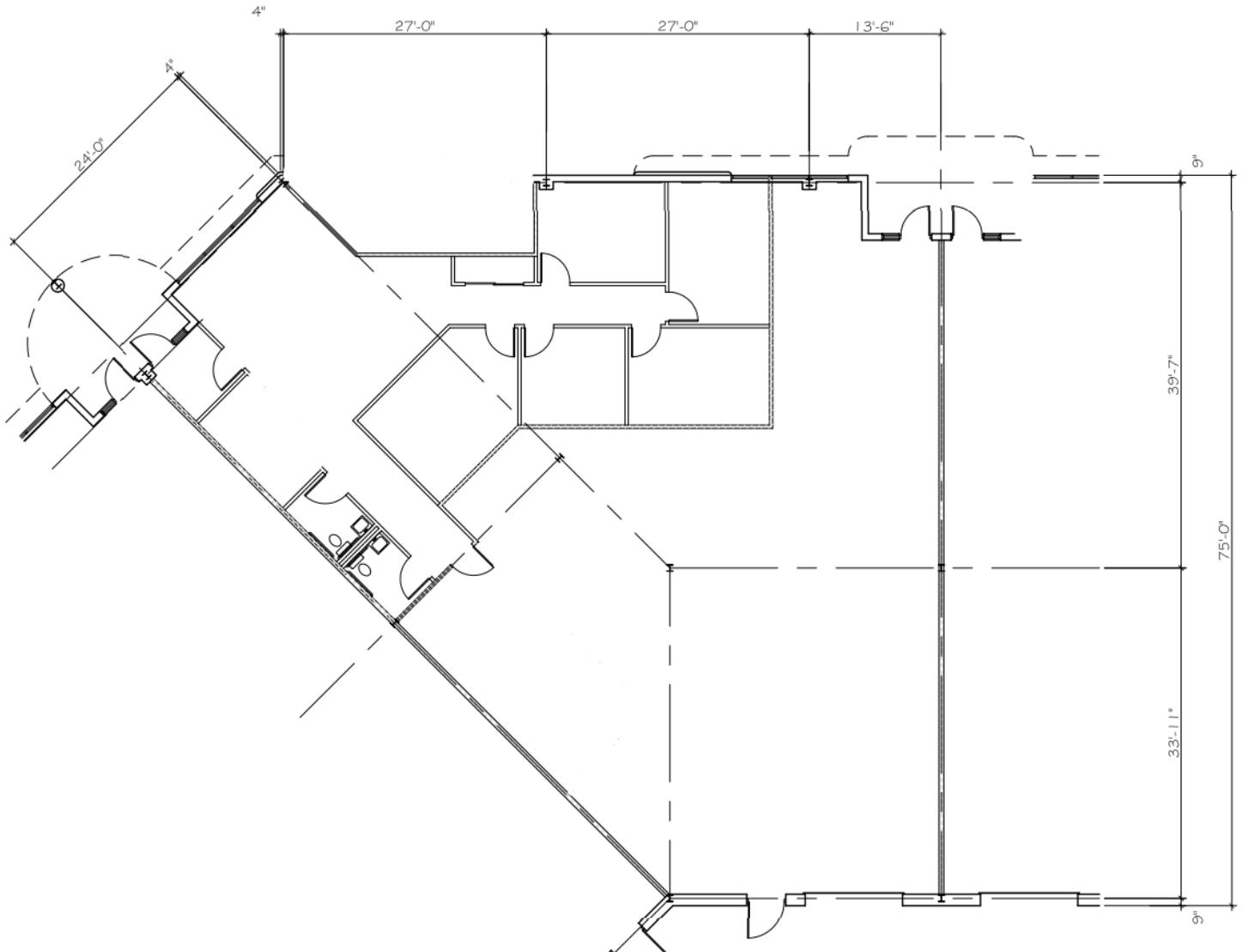
## ARIC SCHACHNER

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

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



## ARIC SCHACHNER

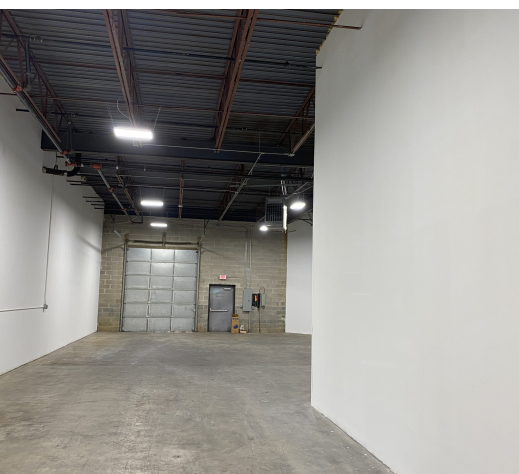
PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

## LORRAINE O'HARA

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

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.





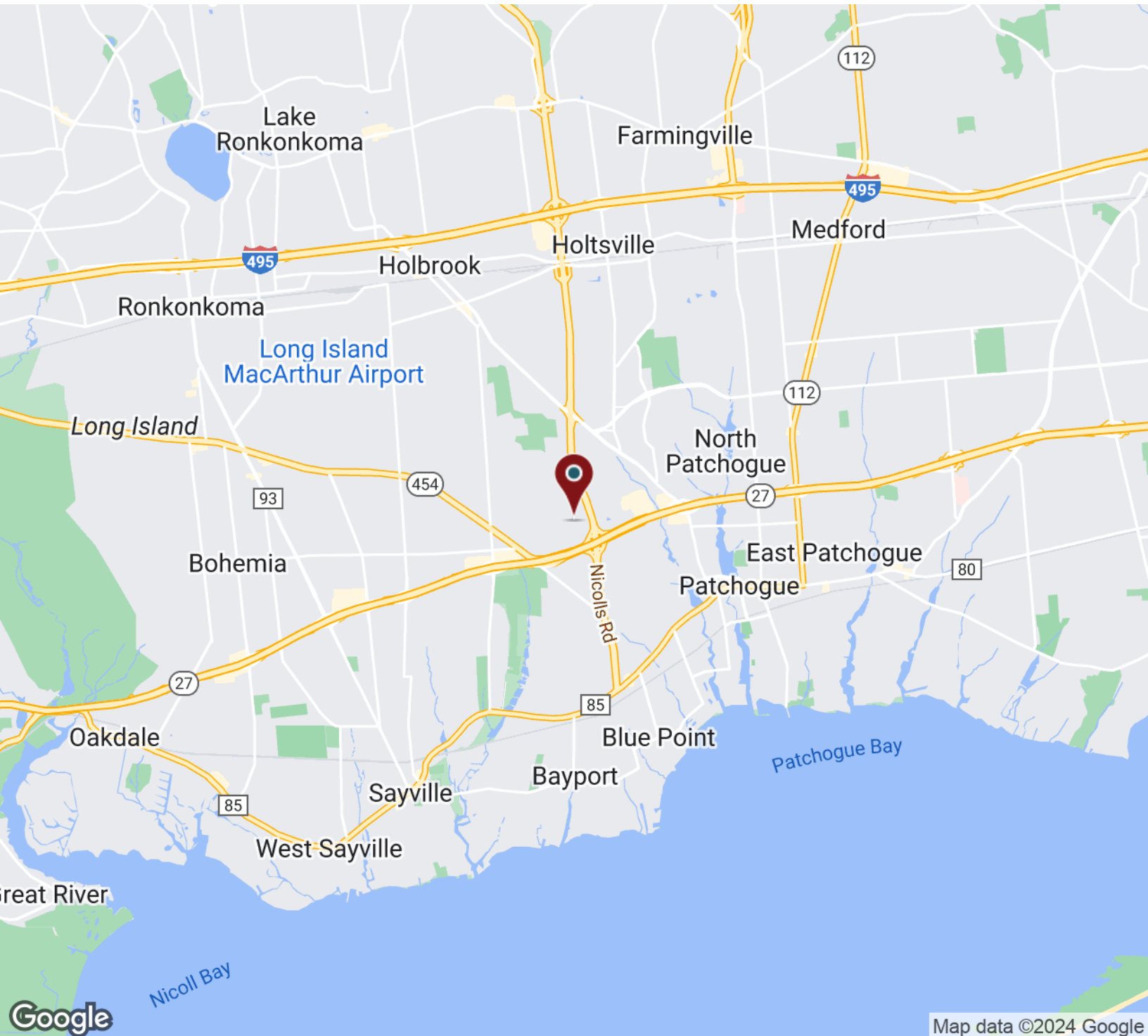
## ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
[aric.schachner@camcocre.com](mailto:aric.schachner@camcocre.com)

## LORRAINE O'HARA

CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0264  
[lorraine.ohara@camcocre.com](mailto:lorraine.ohara@camcocre.com)

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



## ARIC SCHACHNER

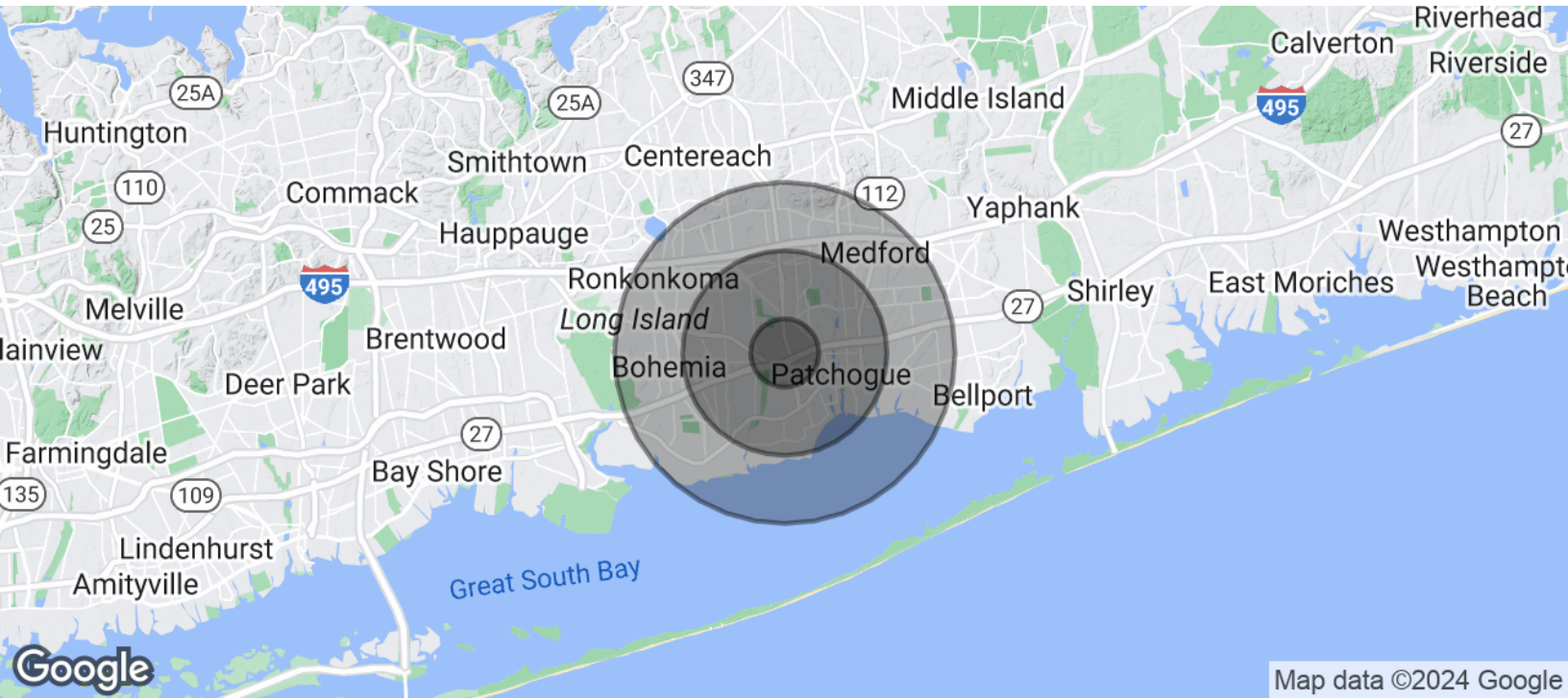
PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

## LORRAINE O'HARA

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

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.





| 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

## 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

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.