

## OFFERING SUMMARY

Lease Rate:	\$13.00 (NNN)
Building Size:	40,000 SF
Loading:	14' Drive-In Door Each Unit
Power:	200 AMPS Three Phase
Ceiling:	16' Clear
Heat:	Gas
Utilities:	Direct Meter Gas & Electric
Sprinklers:	Yes
Sewers:	SCSD #12
Zoning:	Light Industrial

## PROPERTY OVERVIEW

CAMCO Commercial Real Estate is proud to offer Office and Warehouse spaces for lease in the beautiful campus setting of Sherwood Corporate Center. Located on the northwest corner of Sunrise Highway and Nicolls Road (CR97), the campus is just minutes south of the Long Island Expressway.

### 90-6 Colin Drive:

4,538 SF

40% office with large reception area, 5 private offices, 2 bathrooms and 60% warehouse.

### 90-8 Colin Drive:

3,297 SF

100% office - can be converted to 20% office with 80% warehouse space.

### 90-9B Colin Drive:

5,100 SF

Space can be converted to 50% office and warehouse. Current layout has an executive office, 7 offices, lunch room, conference room, bull pen, training room, 3 baths, and a small warehouse with a 14' overhead door.

## ARIC SCHACHNER

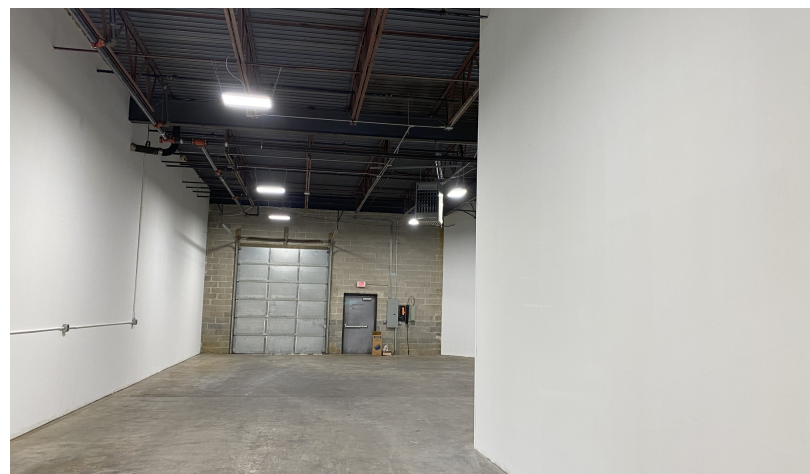
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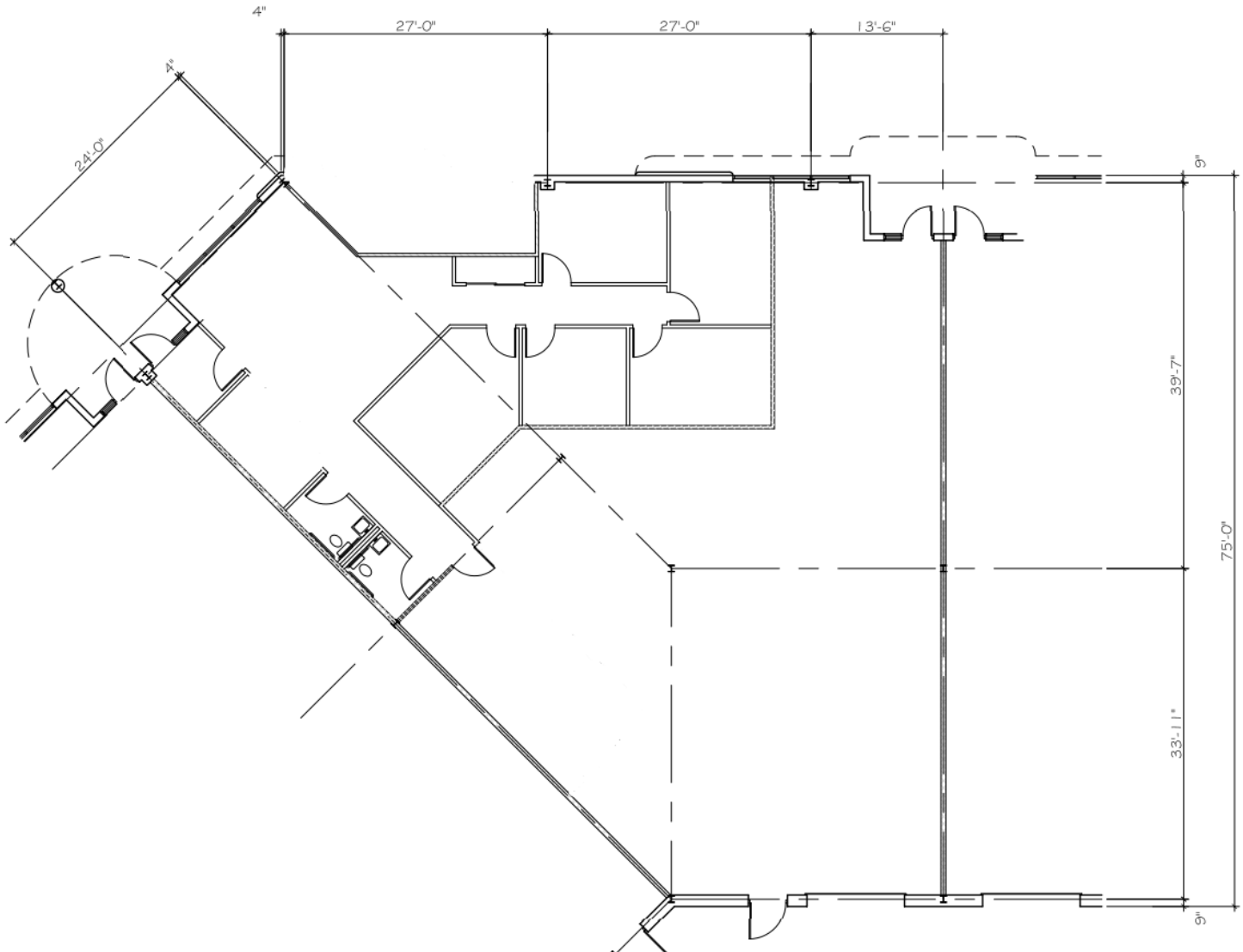
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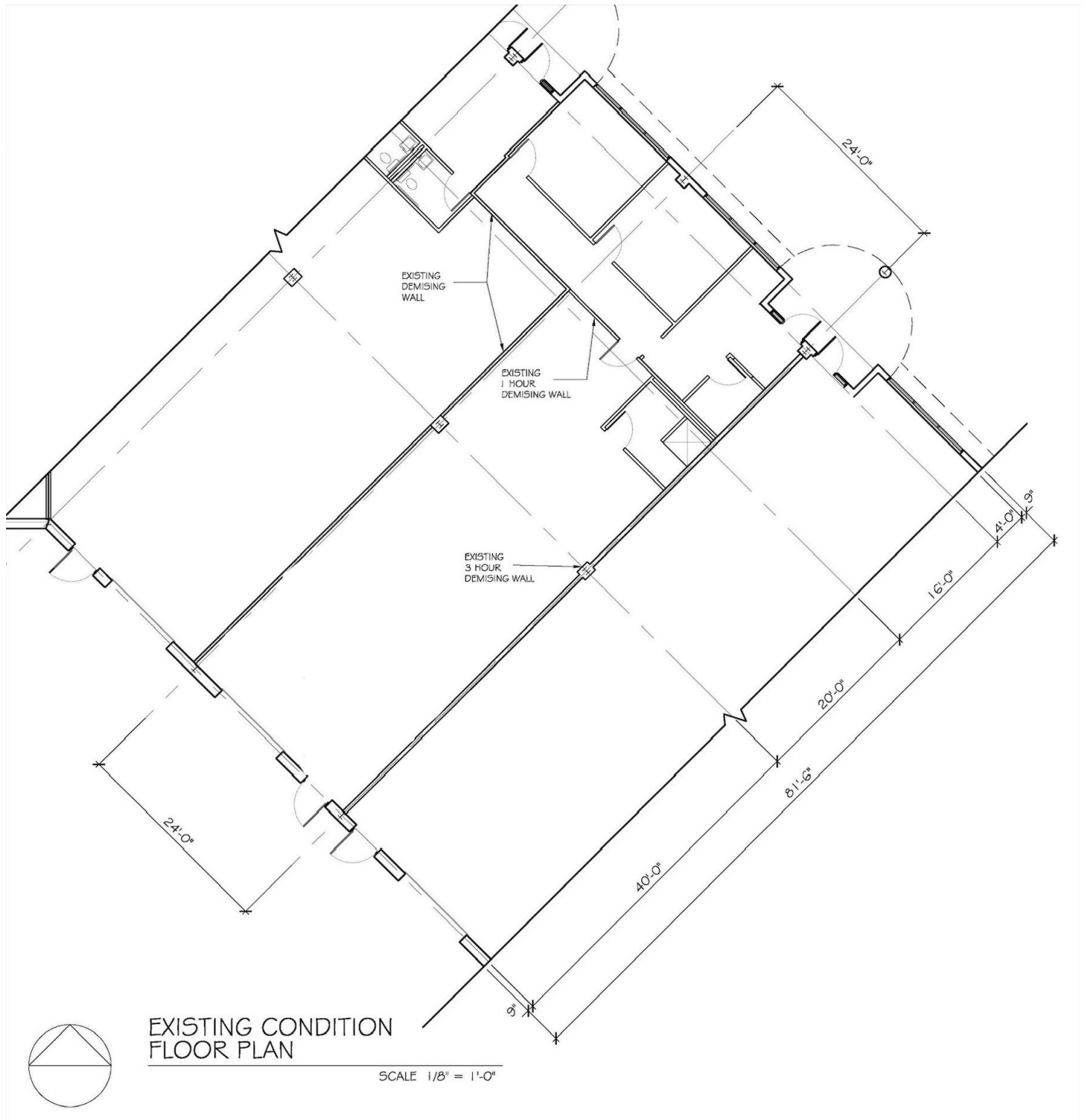
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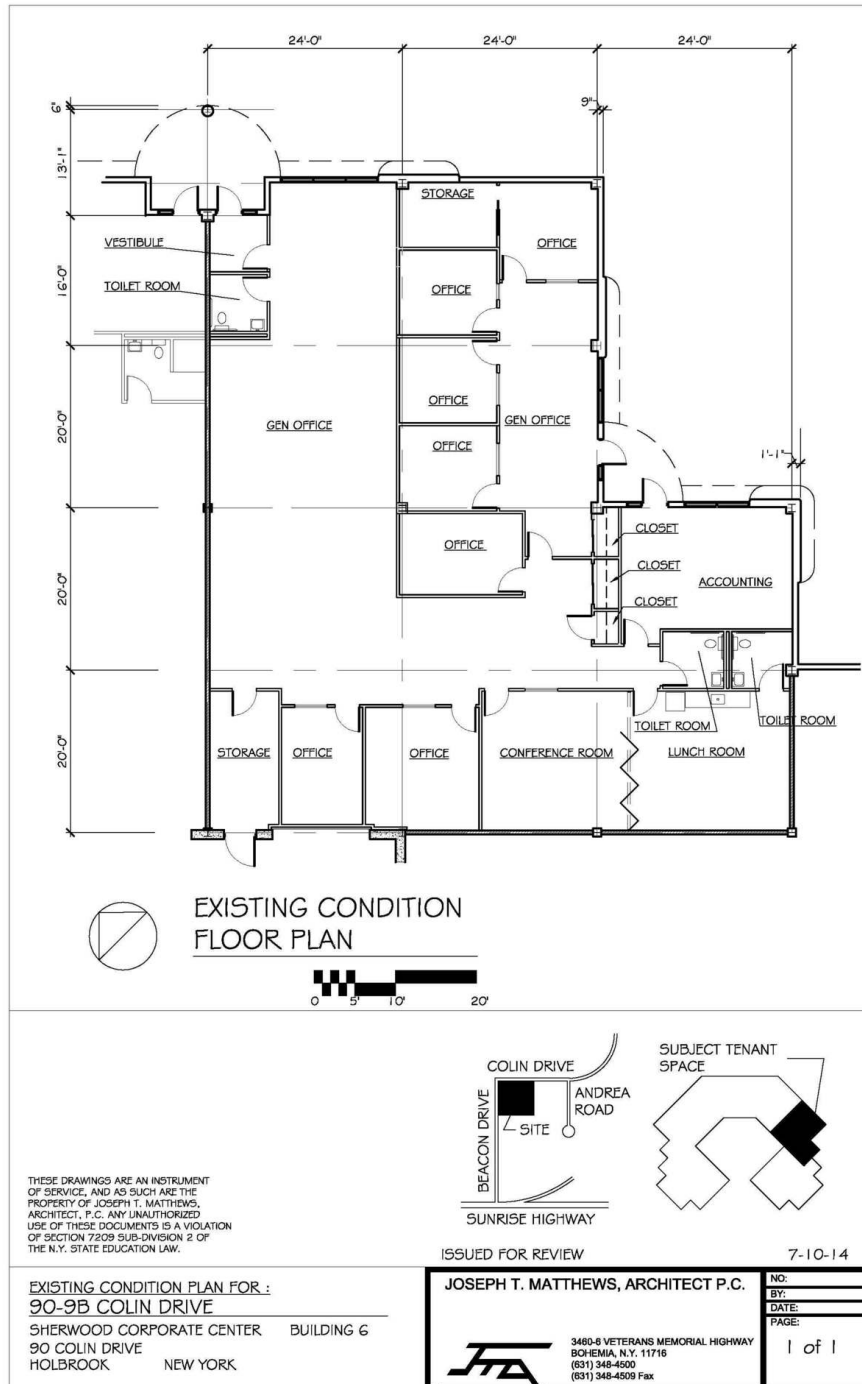
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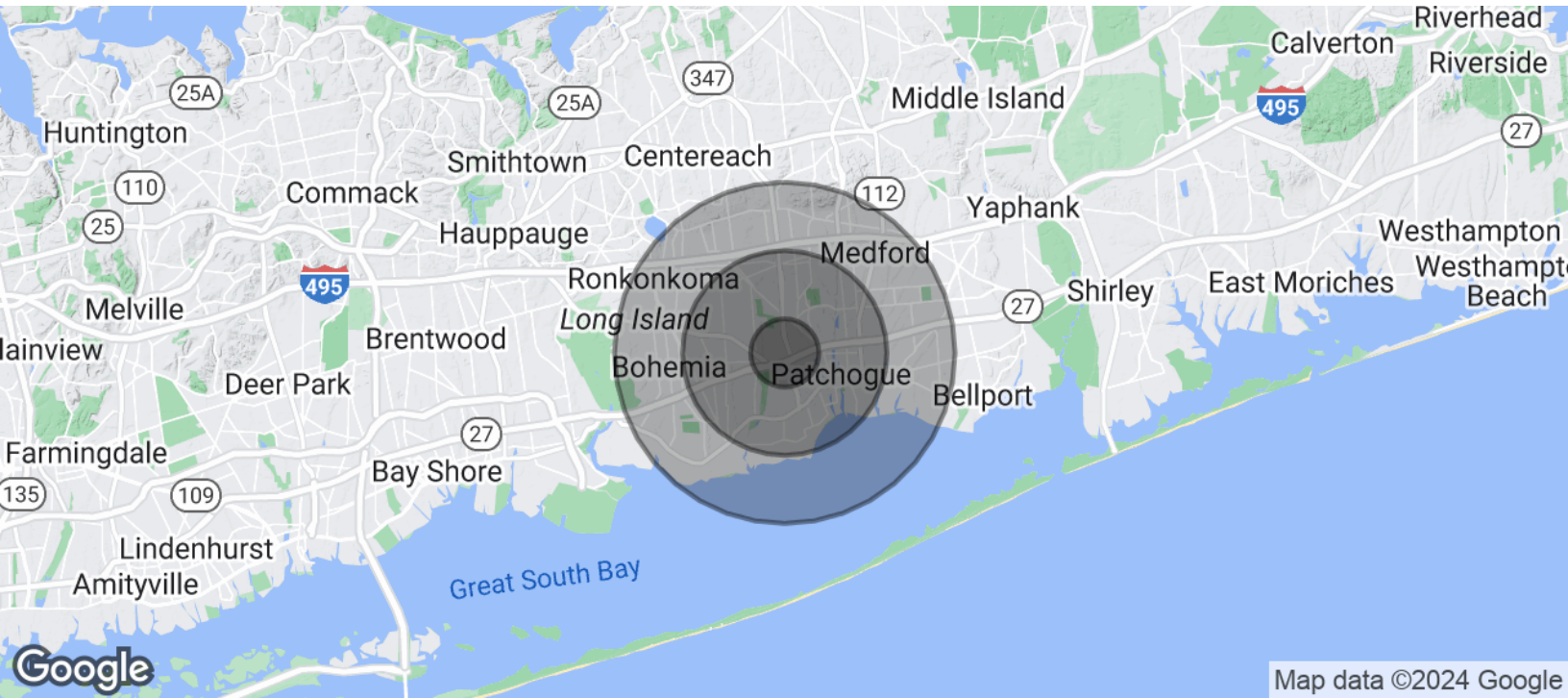
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,472	89,224	189,553
Average Age	40.2	38.9	38.7
Average Age (Male)	40.3	38.2	37.6
Average Age (Female)	39.9	39.6	39.8

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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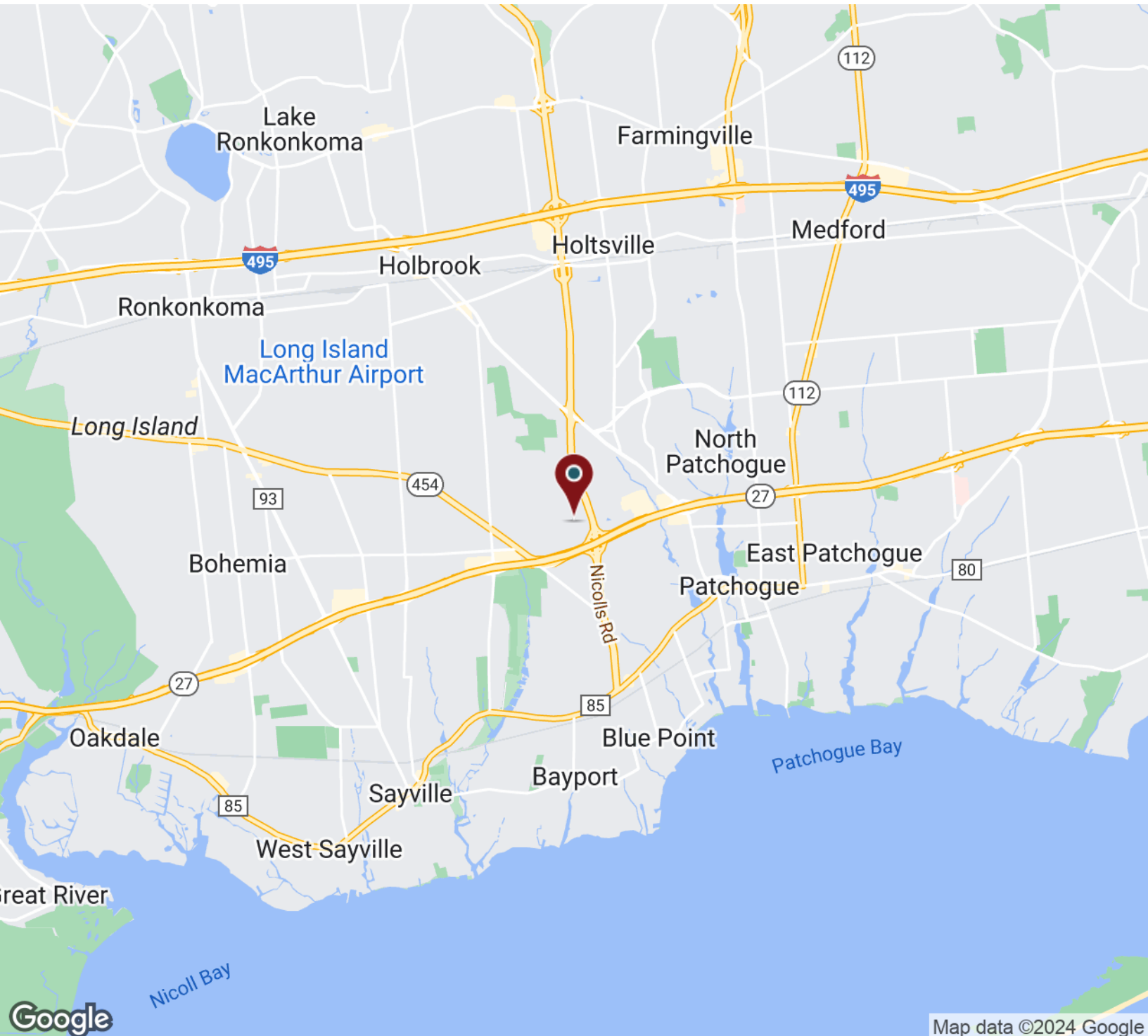
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