

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN) PSF
Available SF:	Unit 7: 2,540 SF Unit 8: 8,849 SF
CAM:	\$1.50 PSF
Taxes:	\$2.31 PSF
Loading:	Three 14' Drive-In Doors
Ceiling:	16' Clear
Power:	200 amps 3 phase each unit
Sewers:	SCSD # 12
Sprinklers:	Yes
Zoned:	Light Industrial L1

PROPERTY OVERVIEW

Ideal for research and development, office or light manufacturing space.

Units are adjacent and can be combined for a total of 11,389 SF+/- . The space is currently 100% office but can be converted to additional warehouse space.

Unit 7:
2,540 SF

Currently 100% office but can be converted to 75% office with 25% warehouse space.
2 Offices
2 Baths

Unit 8:
8,849 SF

Currently 100% office but can be converted to 60% office with 40% warehouse space.
Executive Office and 15 Private Offices
Bull Pen
Reception Area
Kitchen
4 Baths

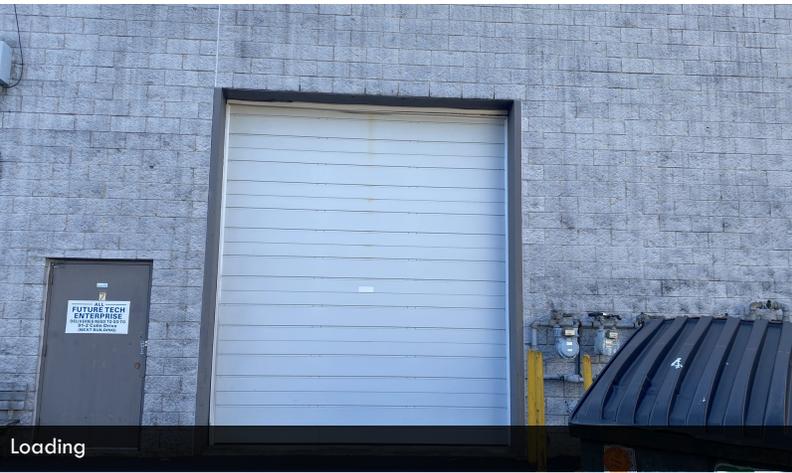
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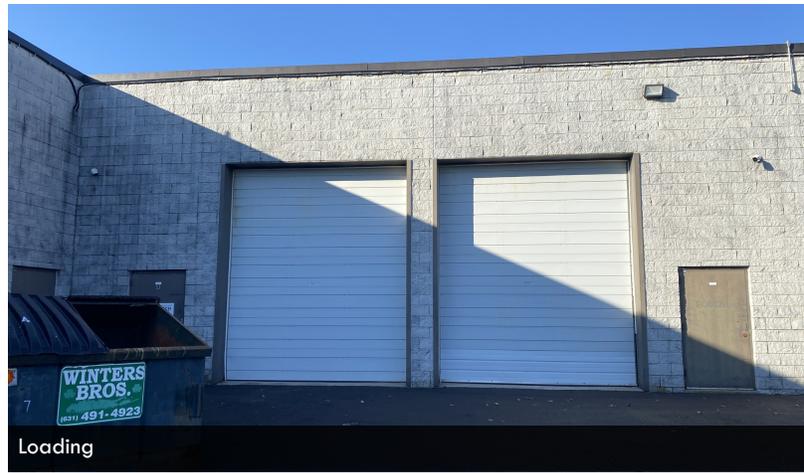
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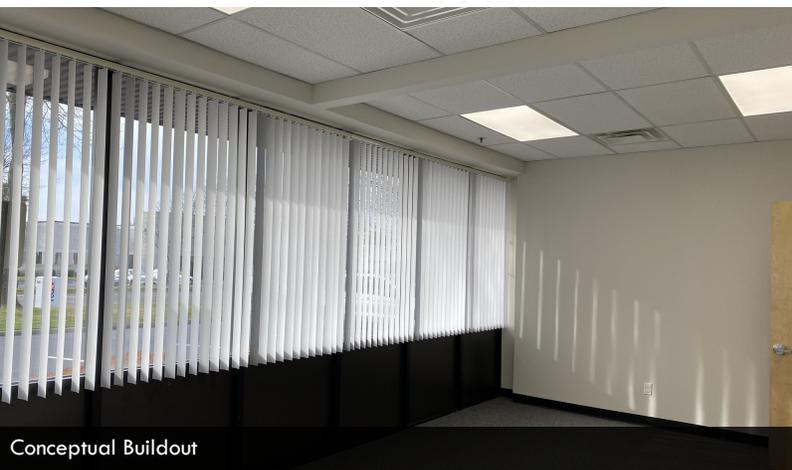
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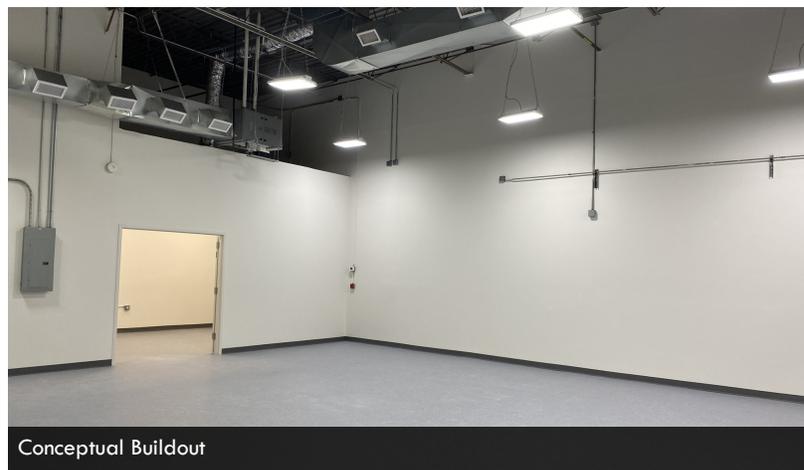
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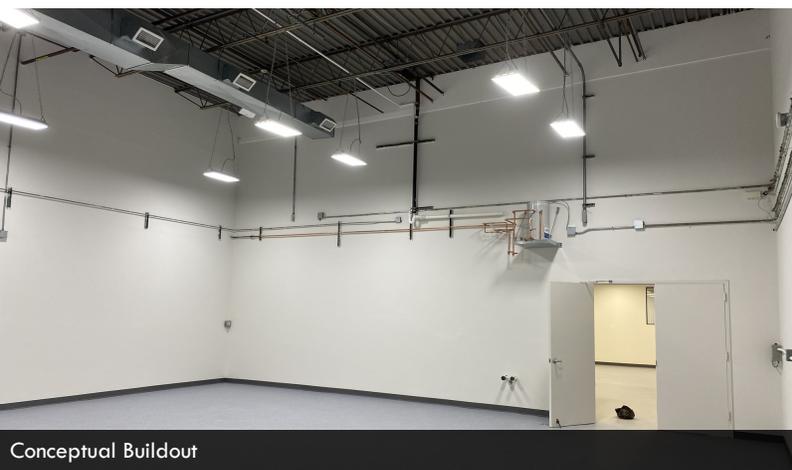
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Conceptual Buildout



Conceptual Buildout



Conceptual Buildout



Conceptual Buildout

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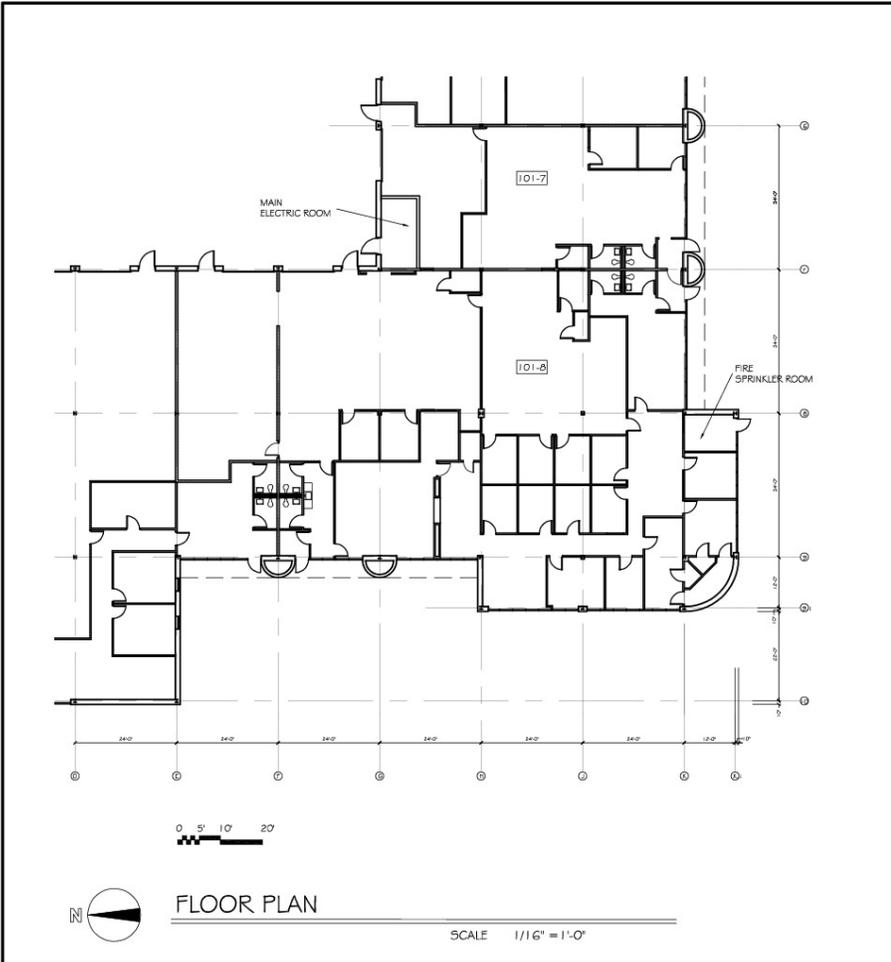
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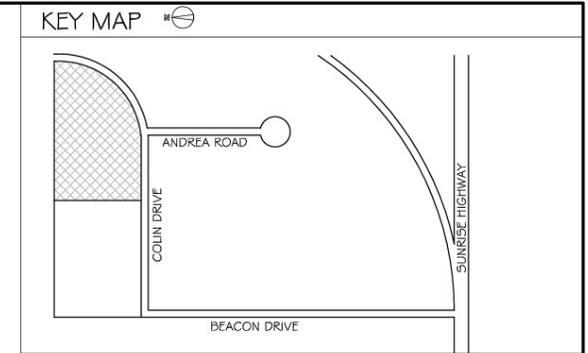
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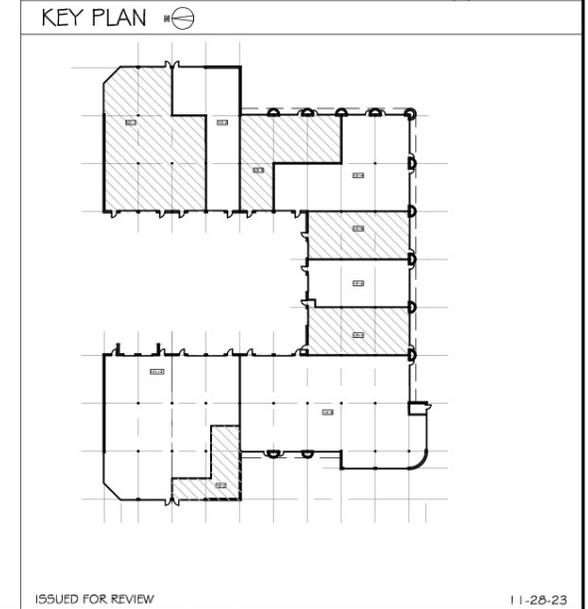
FLOOR PLAN

SCALE 1/16" = 1'-0"

KEY MAP



KEY PLAN



ISSUED FOR REVIEW 11-28-23

LEASING PLAN FOR:
SHERWOOD CORPORATE CENTER
UNIT 101-7&8
HOLBROOK NEW YORK

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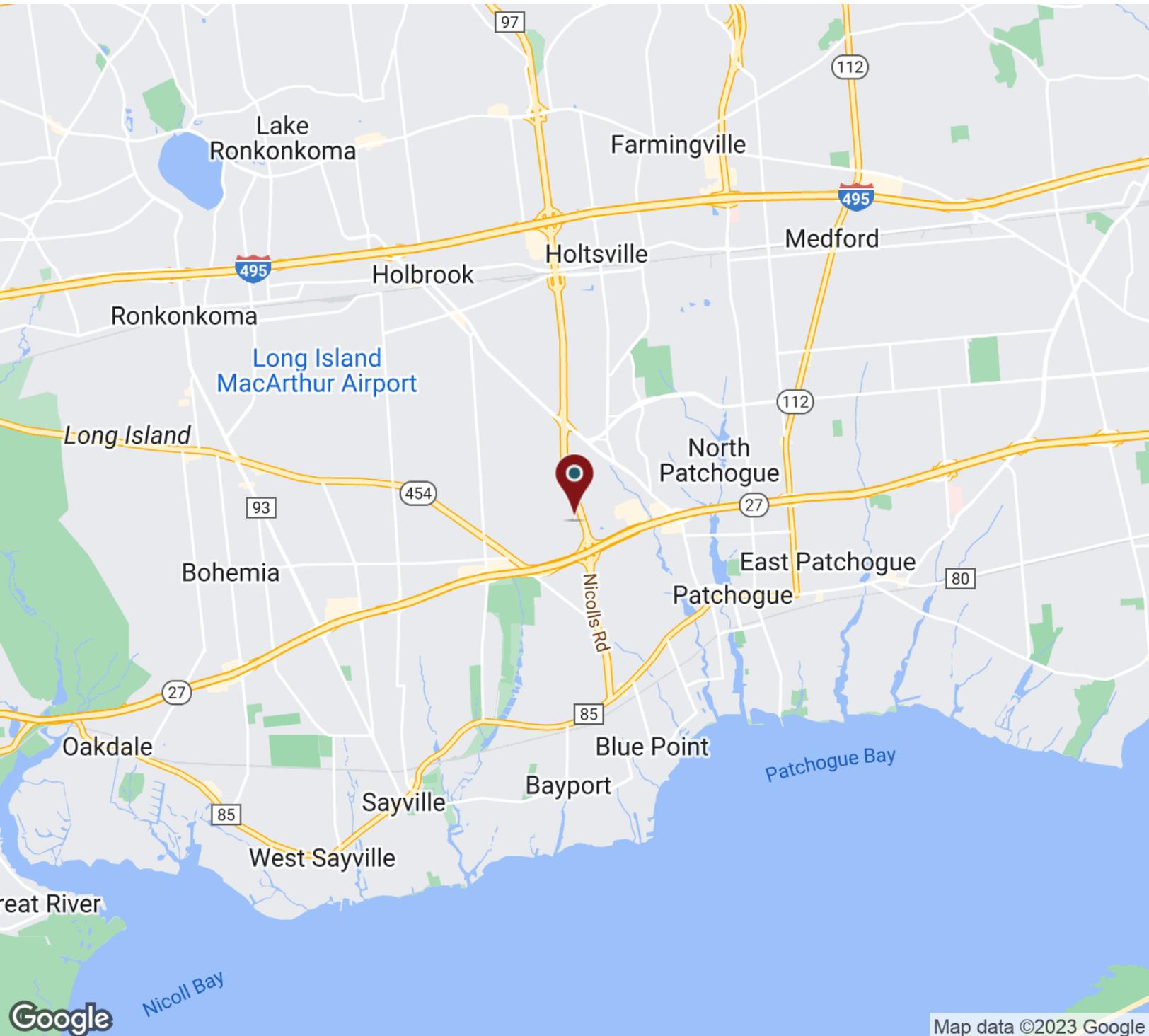
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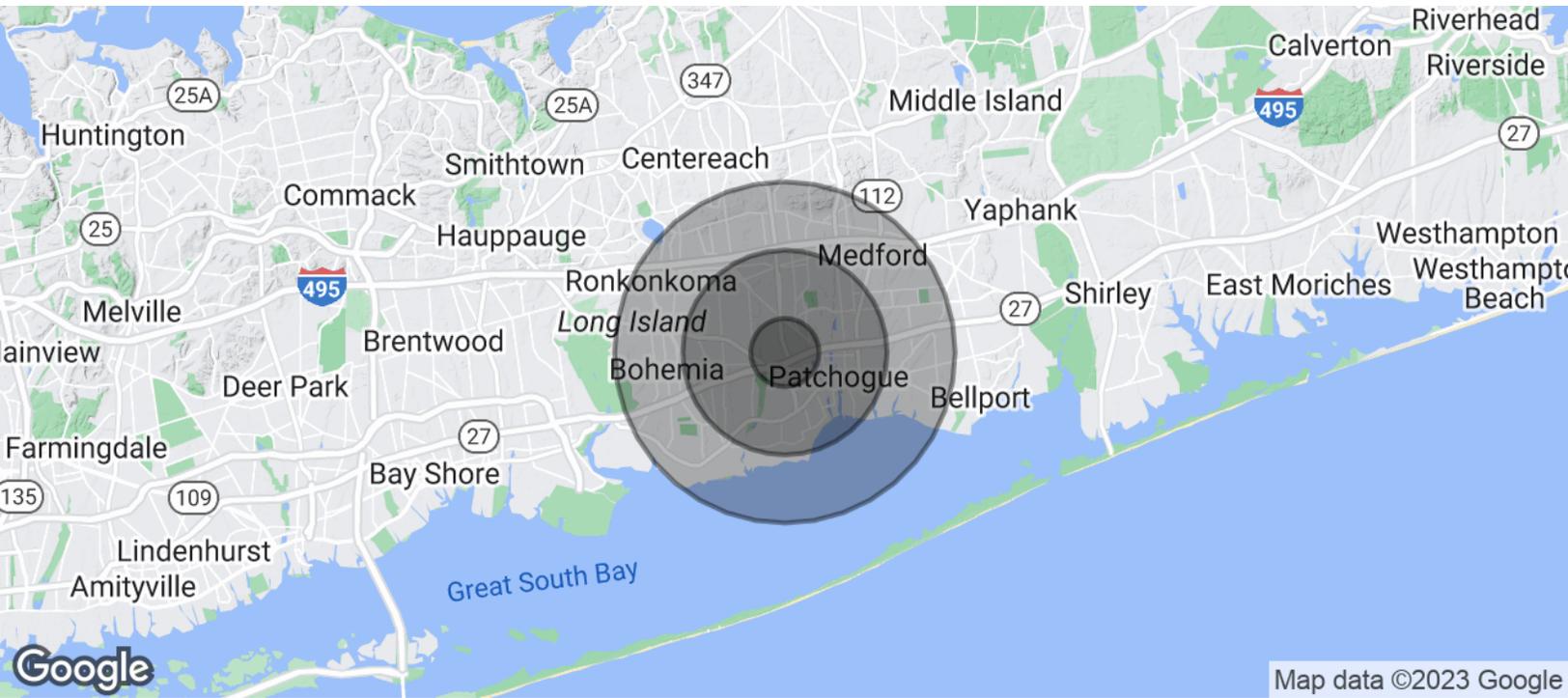
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,135	83,721	183,521
Average Age	43.1	40.9	41.0
Average Age (Male)	41.9	40.6	39.9
Average Age (Female)	45.2	41.6	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,812	31,986	67,466
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$108,590	\$119,151	\$115,900
Average House Value	\$408,191	\$390,339	\$380,214

* Demographic data derived from 2020 ACS - US Census

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