A picture containing sky, outdoor, ground, dirt

Description automatically generatedA picture containing text, sky, outdoor, building

Description automatically generated

**242 BROADHOLLOW ROAD**

**Farmingdale, NY**

**» +/- 18,450 Sq. Ft. on 1.1 Acre Parcel**

**» 66 Tons HVAC Servicing Upscale Showroom & Offices**

**» On-site Parking for +/- 48 Cars**

**» Gas Heat » 400 Amps » Sprinkler System » Connected to Sewers**

**» Raised Loading Dock Platform**

**» LED Lighting Throughout**

**» Rubber Membrane Roof with 10 Years Left on Guarantee**

**» 104’ Frontage on Route 110**

**» Traffic Volume +/- 70,200 Cars Daily**

**+/- 18,450 Square Foot Commercial Building**

**For Sale or Lease**

**EXCLUSIVE**

**242 BROADHOLLOW ROAD |FARMINGDALE**

A library with a table and chairs

Description automatically generated with low confidenceA picture containing indoor, ceiling, room, wall

Description automatically generatedA kitchen with white cabinets

Description automatically generated

An aerial view of a city

Description automatically generated with medium confidence

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**AS BUILT FLOOR PLAN**

Diagram, engineering drawing

Description automatically generated