



Island Associates Real Estate Inc.

We create value

**6,295 SF Space in 80,000 SF Building  
Office/Warehouse/Flex Space Available  
181 Freeman Ave.  
Islip, NY**



**Robert Raffa**

**[raffa@islandassociates.com](mailto:raffa@islandassociates.com)**

**(631) 982-2100**

**Robert Monahan**

**[Robert@IslandAssociates.com](mailto:Robert@IslandAssociates.com)**

**(631) 982-2100**

444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100

[www.IslandAssociates.com](http://www.IslandAssociates.com)

# Property Information

## 6,295 SF Warehouse/Office Flex Space

Lease Price: \$15.00/ SF Gross (Utilities Metered Separately)



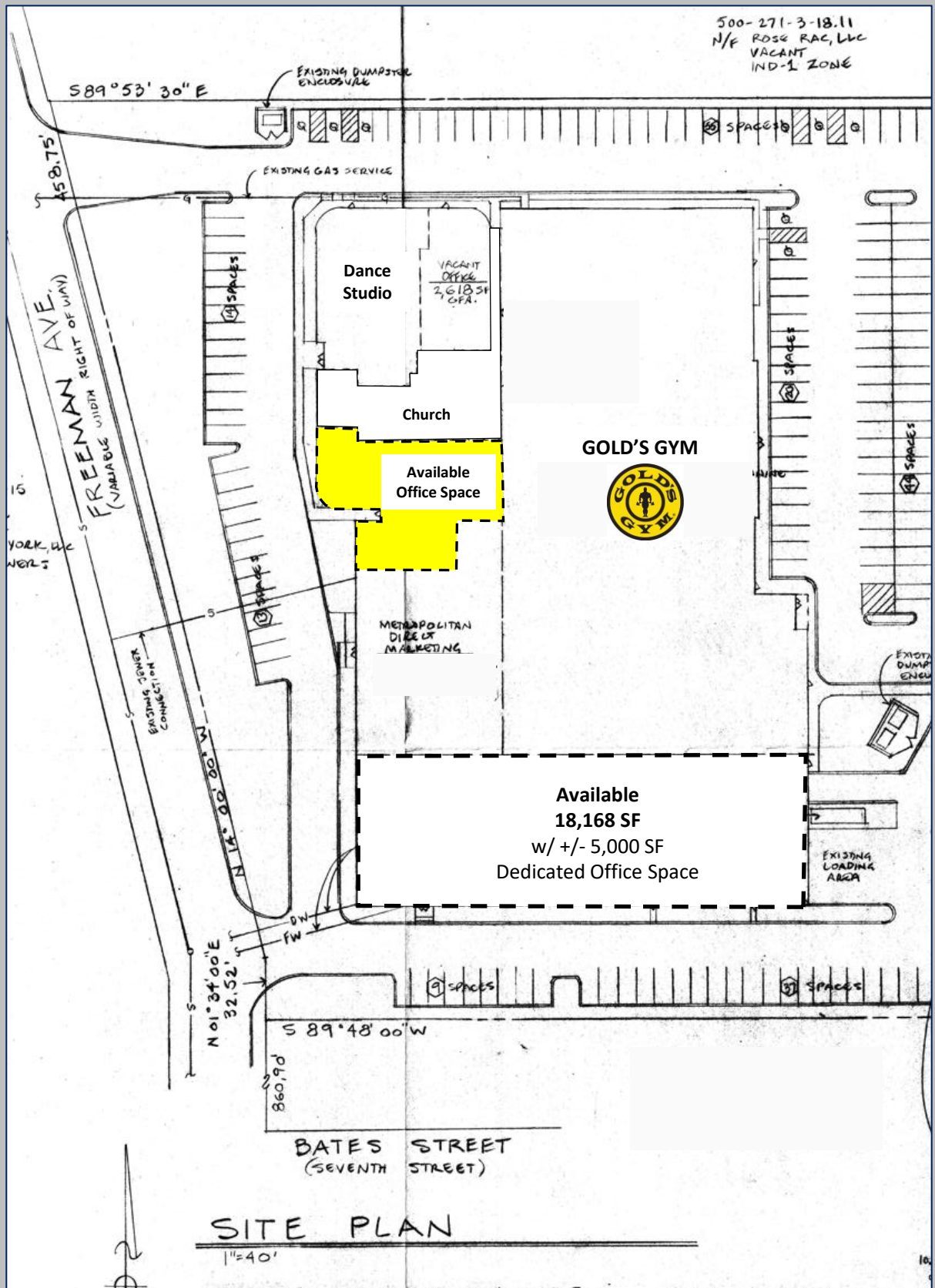
- ❖ Current Office Buildout w/ Private Bathrooms
- ❖ Easy access off Route 111 and Southern State Parkway
  - ❖ 17,465 daily vehicle count on Route 111
  - ❖ 450 Parking Spaces
- ❖ Join Gold's Gym, Parisi Speed School & Dance Connection

Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Total Population	12,919	116,199	217,425	715,514
Median HH Income	\$93,828	\$85,323	\$87,685	105,350

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

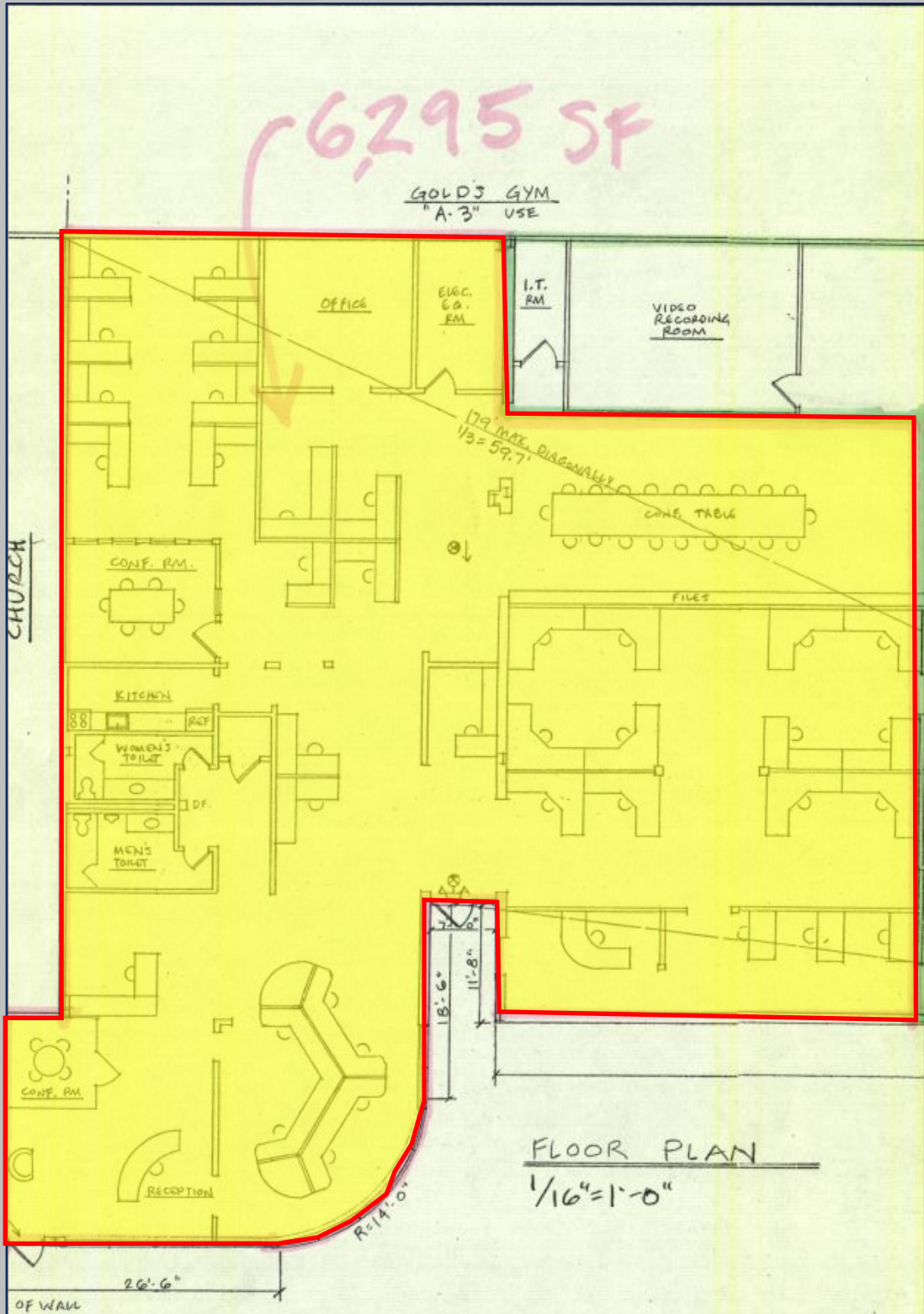


# Property Information



All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

# Property Information



All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.