

**110 EMJAY BOULEVARD  
BRENTWOOD**

**SimpleCiti**

**110 EMJAY BOULEVARD, BRENTWOOD, NY**



**WAREHOUSE  
INDUSTRIAL  
SPACE**

**AVAILABLE**

**31,700 SFT**  
@18'5 Feet Clear  
HighBay 22'

**AVAILABLE**

**25,000 SFT**  
@26 Feet Clear  
MidBay 18'

**LEASED**

**33,000 SFT**  
of Paved Outdoor  
Storage Yard

**In A 56,700 SFT,  
3.01 AC of Warehouse Space**





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## HIGHLIGHTS

CLEAR HEIGHT	31,000 SFT @ 18' clear and 25,000 SFT @ 26' Clear
DRIVE-IN BAYS	2
EXTERIOR DOCK DOORS	4
STANDARD PARKING SPACES	50

- ◆ Close proximity to the Sagtikos Parkway
- ◆ Building and mechanicals maintained in pristine condition
- ◆ Excellent ceiling height & abundant power makes this property suitable for both manufacturing and distribution
- ◆ Close proximity to additional availabilities within the portfolio. Ability to occupy a total of 92,600 SF of manufacturing space to create a campus like setting.

## SPECIFICATIONS

BUILDING SIZE	±56,700 SF
PLOT	±3.01 ACRES
PARKING	55 CARS
YEAR BUILT	1961
ZONING	INI
POWER	600-800 AMPS @ 480 VOLTS
LOADING	SEVEN DOCKS, TWO DRIVE INS
RE TAXES (2019)	N/A (IDA PACKAGE)
CEILING HEIGHT	18'5"-26' CLEAR (APPROX. 26,000 SF WITH 26' CLEAR)



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## EXECUTIVE SUMMARY

110 Emjay Boulevard is ideal for on-site manufacturing and distribution uses. This site includes **600-800 Amps @480 volts** to support heavy manufacturing with **rare 18.5-26 foot** clear ceiling heights. The roof was replaced in 2014, has approximately **55 parking spots** on site with close proximity to the Sagtikos Parkway.

The property sports **7,700 square feet** of Warehouse space. 110 Emjay Boulevard is part of the Emjay Industrial Park that combines to offers an unique **92,000** campus opportunity. The campus can supports both manufacturing & distribution needs centrally

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MidBay 18'

### LEASED

**33,000 SFT**

of Paved Outdoor  
Storage Yard



**Location:** 110 Emjay Boulevard Brentwood, NY

### INFO AT SIMPLICITI

Call For Appointment

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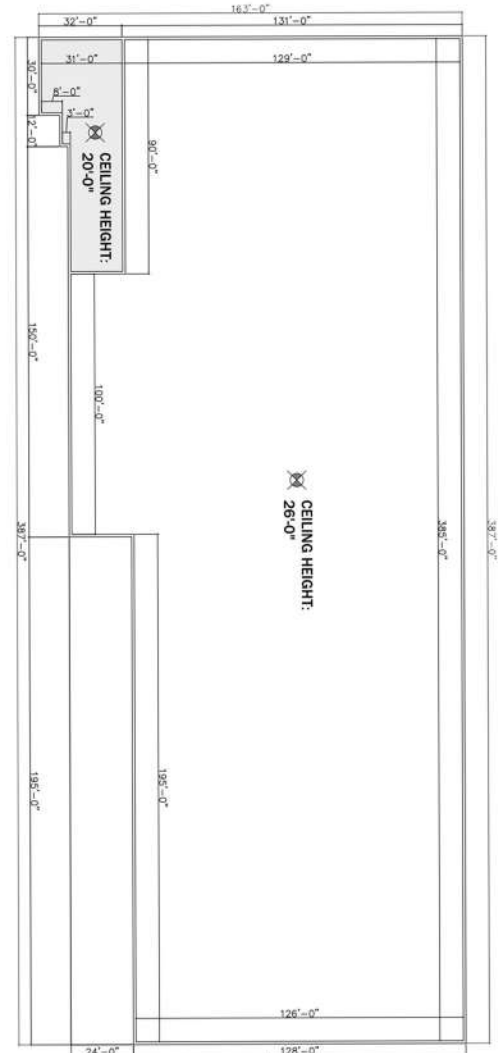
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TOTAL SQUARE FOOTAGE:  
56,700 SQ. FT.



110 EMJAY BOULEVARD  
SCALE: 1/8" = 1'-0"







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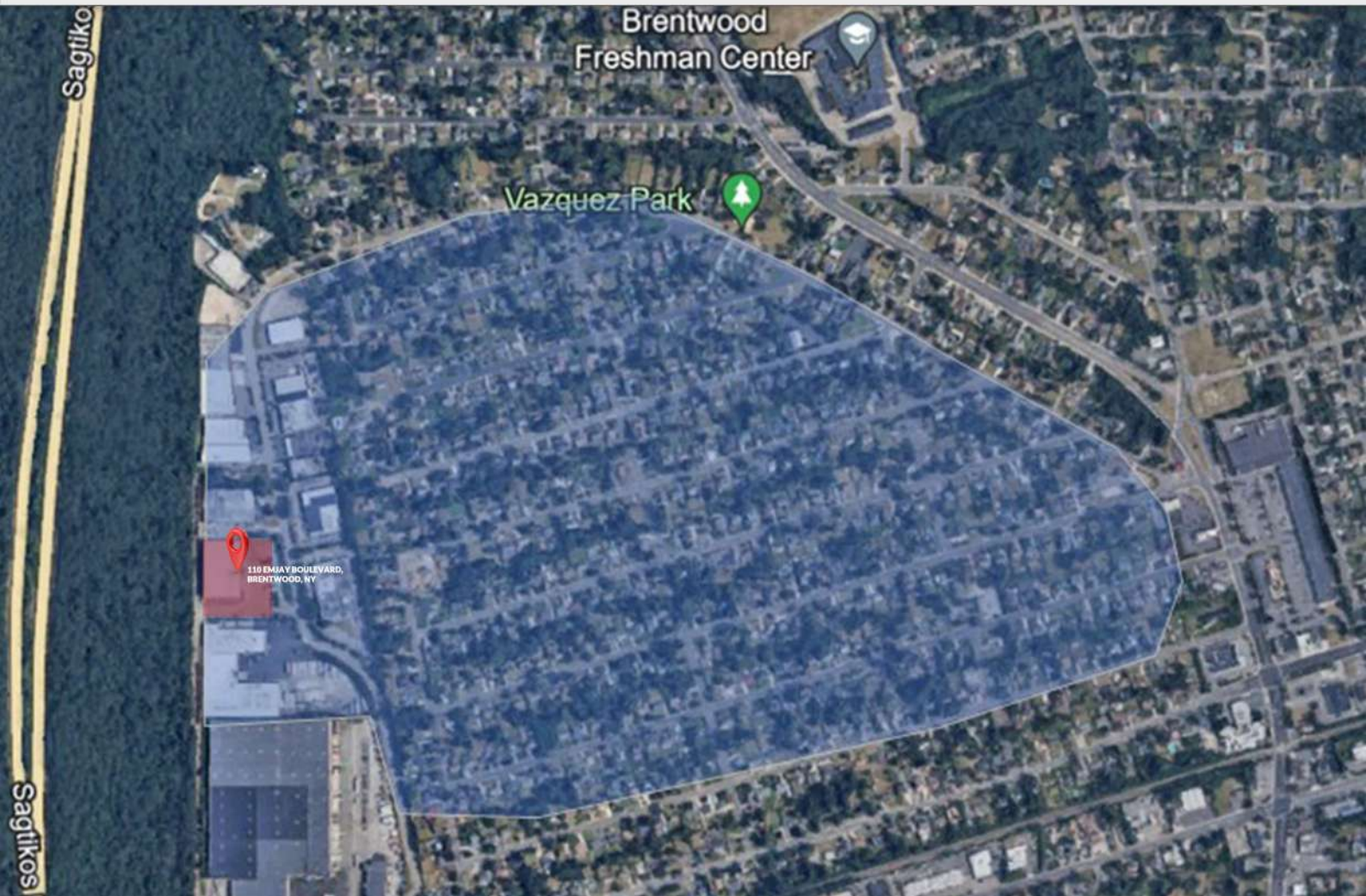
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## **110 EMJAY BOULEVARD BRENTWOOD, LONG ISLAND**

**Brentwood**, located on **Long Island**, has emerged as a thriving **Industrial Hub** in recent years. With its strategic location and excellent transportation infrastructure, the town has attracted a diverse range of industries, contributing significantly to the local economy. From **Manufacturing and distribution** centers to technology and research facilities, **Brentwood** offers a conducive environment for business to flourish. The town's skilled workforce, coupled with its proximity to major **Markets and Ports** has made it an ideal destination for companies seeking to establish a strong presence in the region.

As an Industrial hub, Brentwood continues to attract **Investment and Foster Innovations**, solidifying its position as a key player in **Long Island's economic landscape**.

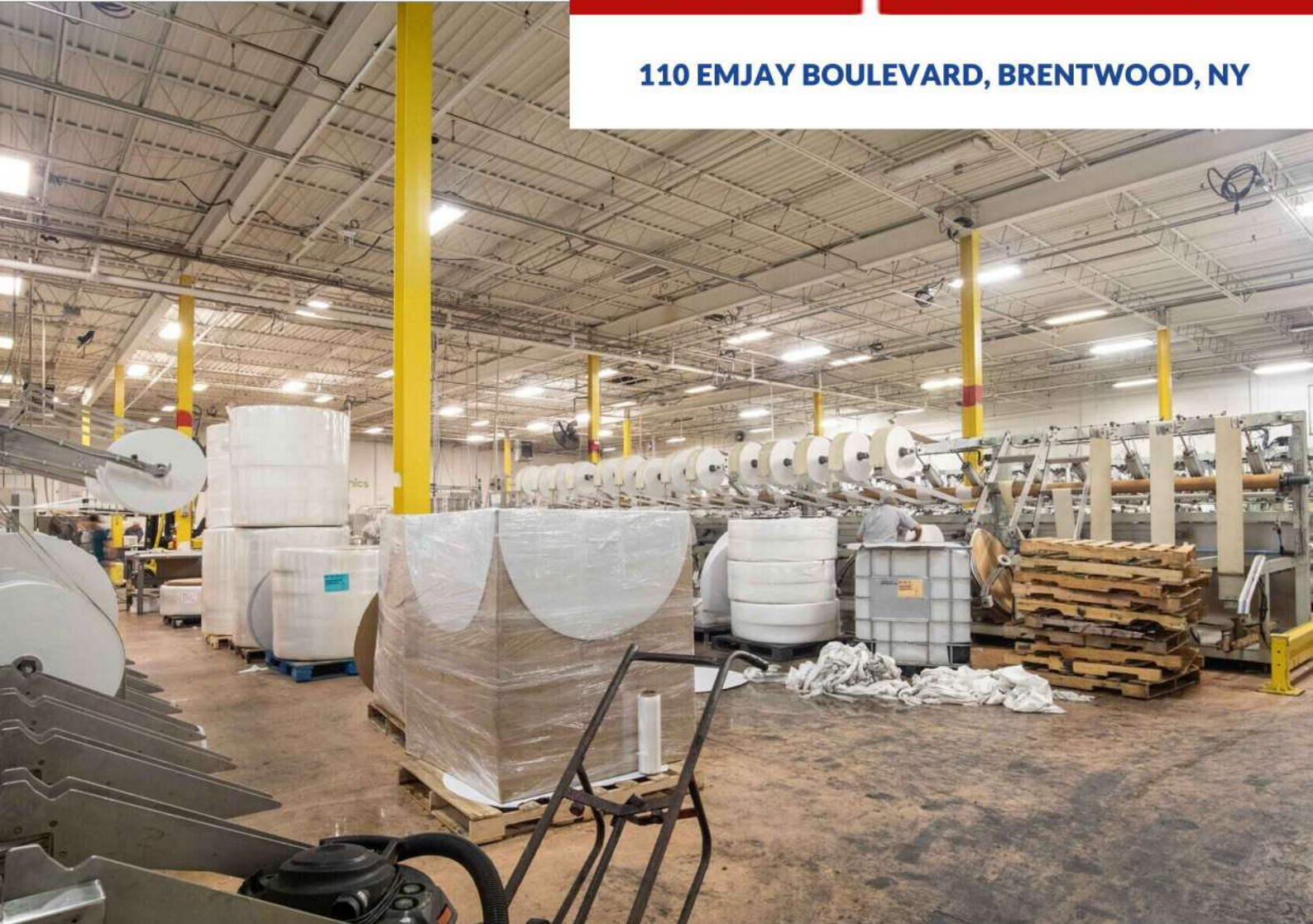




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