



# For Lease

## Broad Hollow Bioscience Park

Situated on 38 acres in Farmingdale, New York, within the campus of Farmingdale State College (SUNY), One Bioscience Park is a 62,000 square foot facility which features R&D laboratories, office space and pilot manufacturing space. Suites available from 500 RSF – 6,000 RSF with large floor plates and vertical integration abilities

- R&D headquarters opportunity
- State-of-the-art infrastructure
- Excellent accessibility and visibility
- Located along the Route 110 Bioscience Corridor
- Qualifies for State economic incentives
- Close proximity to rich labor pool and internship opportunities
- Abundant area amenities

## 62,000 RSF

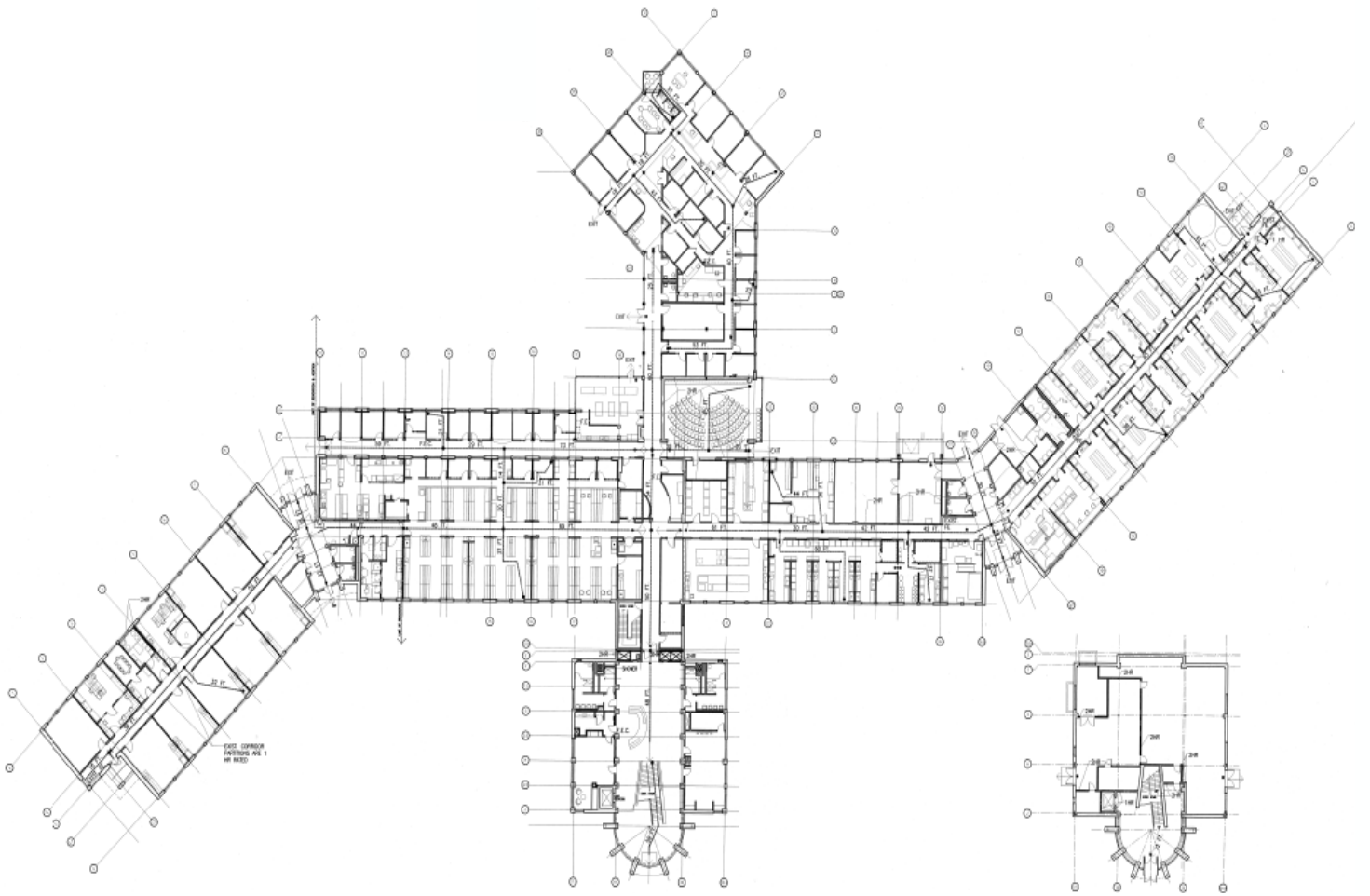
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## Building specifications

- Size:
- 62,000 RSF
    - 42,000 RSF lab space
    - 12,000 RSF office space
    - 4,000 RSF lobby and meeting rooms
    - Expansion option including nine (9) acres

Occupancy: Arranged

Year built: Renovated 2002

- Facility equipment:
- Fume hoods
  - Three walk-in cold rooms
  - One walk-in warm room
  - One autoclave
  - Two glass washers
  - Brooks computerized plate storage system
  - Pilot manufacturing room for pills
  - UPS backup for data / communications connectivity room
  - Automated compound storage system
  - Compressors for air and vacuum to labs
  - Two back-up generators

Loading: One loading dock

Power: 3,000 Amps (2,000 KVA trans)

Air conditioned: Fully

Bathroom facilities: Men's and women's locker rooms with showers

Car parking: 94 spaces (expandable)

Gas & electric: Yes

Sewer: Yes

County: Suffolk

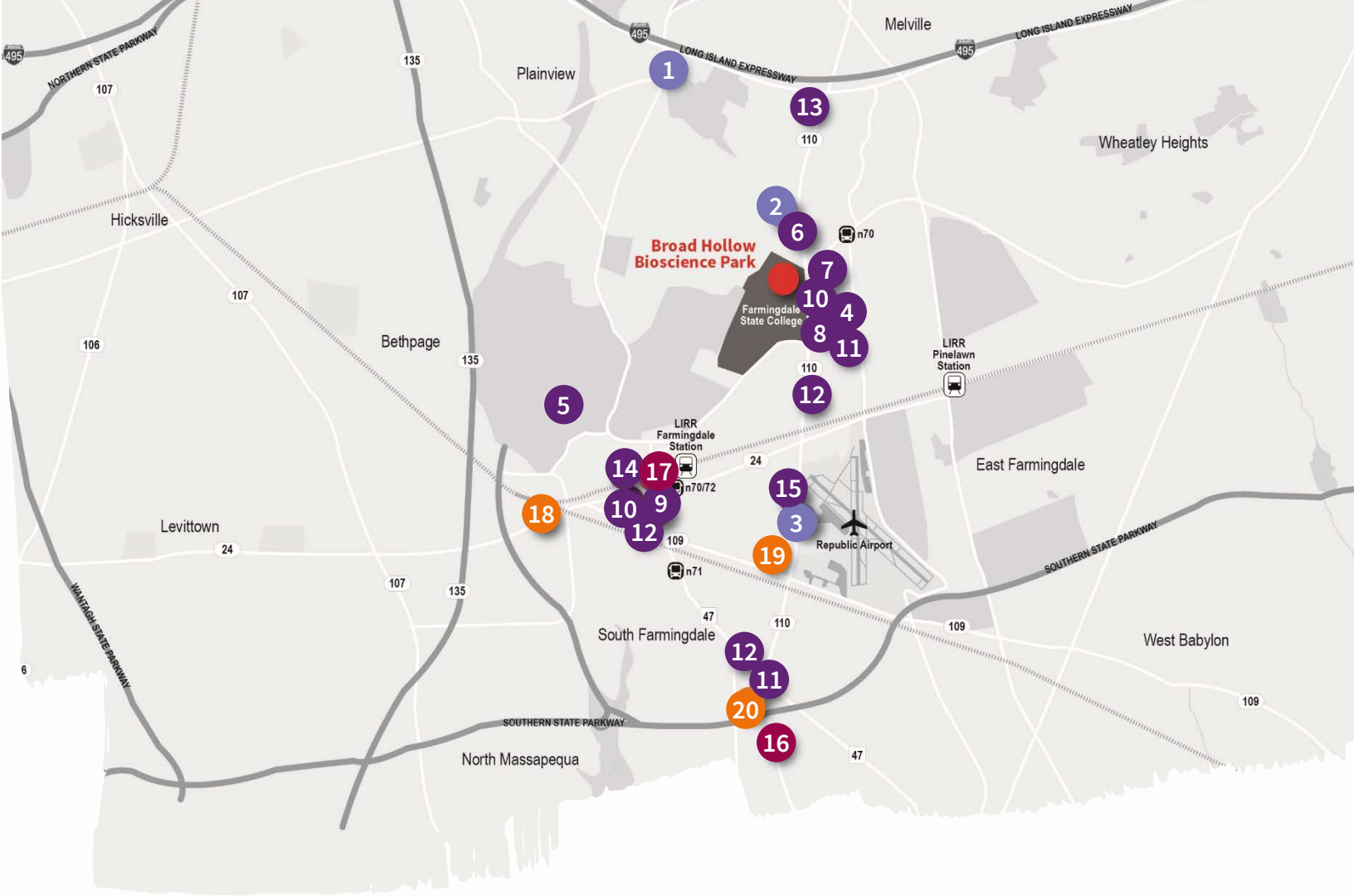
Location

- On the campus of State University of New York at Farmingdale
- Route 110 frontage

Lease price: Negotiable, net lease







## Area Amenities



### Hotels:

1. Hilton Garden Inn
2. Hilton
3. Courtyard Marriott

13. Jewel
14. Croxley Ale House
15. Trento



### Amenities/Retail/ Restaurants:

4. Icon Laboratories
5. Bethpage State Golf Course
6. TutorTime
7. Costco
8. Target
9. CVS
10. Citibank
11. TD Bank
12. Chase



### Multifamily housing complexes:

16. Greybarn
17. Barton Plaza



### Urgent care facilities:

18. Doctors Immediate Care
19. Prompt Care MD
20. Stat Medical

