

FOR SALE // NEW LISTING

INDUSTRIAL | FLEX | DISTRIBUTION



PRIME LONG ISLAND INDUSTRIAL OPPORTUNITY

270 ADAMS BLVD

FARMINGDALE, NY

A rare opportunity to acquire a versatile 20,000 square foot freestanding industrial facility situated on an oversized 1.2-acre parcel in the Town of Babylon. Featuring heavy infrastructure, rare street-facing loading docks, and turnkey plug-and-play offices.



20,000
SQUARE FEET

15% high-spec office space



1.20
ACRES TOTAL

Oversized, fully fenced yard



15' 0"
CLEAR HEIGHT

Optimal distribution clearance



LOADING & ACCESS

- 2 Loading Docks (street-facing)
- 2 Drive-In Doors
- Secure fenced yard
- Municipal sewer
- Built 1969



POWER & MECHANICAL

- 400 Amps power
- 400 kW generator (backup)
- Solar panels
- Gas heat (2 meters)
- Roof replaced 2017



NETWORK & SECURITY

- Dual fiber (Optimum & Verizon)
- Secure gateway
- 1 Gbps internal cabling
- Full cameras & motion detectors
- Sprinklers & linked fire alarm



MUNICIPAL & TAX DATA

- Town of Babylon
- Zoning: G Industrial
- Tax Map ID: 0100-096.00-04.00-021.000
- 2025-2026 Taxes: \$49,176

SUFFOLK INDUSTRIAL PROPERTIES

COMMERCIAL & INDUSTRIAL REAL ESTATE BROKERAGE



51 Cabot St, West Babylon, NY 11747



(646) 623-5242



michael.freedberg@gmail.com

All information submitted is subject to errors, omissions, change of price, prior sale, or withdrawal without notice.