

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

35 HOFFMAN AVE

HAUPPAUGE, NY



**FOR SALE: ±19,960 SF INDUSTRIAL BUILDING | DELIVERED VACANT
DIRECT ACCESS TO I-495 & MOTOR PARKWAY**

EXECUTIVE SUMMARY

ASKING PRICE: \$4,995,000

(\$250 / SF)

Cushman & Wakefield has been exclusively retained to arrange the sale of **35 Hoffman Avenue** in **Hauppauge, NY**, a $\pm 19,960$ square foot industrial building situated on a ± 1.36 -acre corner lot within one of Long Island's most established industrial markets.

35 Hoffman Avenue presents a rare opportunity for an owner-user, investor, or business operator to acquire a functional industrial asset with near-term occupancy control. The building can be delivered vacant, as one tenant has less than two years of remaining term and the other tenant is month-to-month.

The single-story building is fully sprinklered and features 14-foot clear ceiling heights, 1,600 amps of power, two dock-high loading positions, one drive-in door, and a recently installed roof with warranty in place. The site also includes 56 parking spaces and multiple points of ingress and egress from Hoffman Avenue and Newton Place.

Located just off the Long Island Expressway and Motor Parkway, **35 Hoffman Avenue** offers strong regional connectivity throughout Suffolk County, Nassau County, Queens, and the broader New York Metro area. The asset is well positioned for users seeking ownership, investors pursuing industrial basis, or buyers looking to reposition a well-located building within the Long Island Innovation Park at Hauppauge.



PROPERTY OVERVIEW

SECTION / BLOCK / LOT 38 / 2 / 11	BUILDING SIZE $\pm 19,960$ SF	SITE SIZE ± 1.36 ACRES / $\pm 59,242$ SF
STORIES ONE STORY	ZONING INDUSTRIAL / IND1	CEILING HEIGHT 14' CLEAR
POWER 1,600 AMPS	SPRINKLERS / SEWERS YES / NO	LOADING 2 DOCK-HIGH DOORS / 1 DRIVE-IN DOOR
PARKING 56 SPACES	ROOF NEW WITH WARRANTY	REAL ESTATE TAXES \$61,680 / \$3.09 PSF

INVESTMENT HIGHLIGHTS

01 VACANT DELIVERY / NEAR-TERM OCCUPANCY CONTROL

35 Hoffman Avenue can be delivered vacant, offering flexibility for an owner-user to occupy the full building or for an investor to re-lease the asset at market. One tenant has less than two years remaining, while the second tenant is month-to-month.

02 FUNCTIONAL ±19,960 SF INDUSTRIAL BUILDING WITH NEW ROOF

The building offers practical industrial functionality, including 14-foot clear ceiling heights, 1,600 amps of power, full sprinklering, two dock-high loading positions, and one drive-in door. The property benefits from a recently installed roof with a 12-year warranty, reducing near-term capital exposure for a buyer.

03 STRONG SITE CONFIGURATION IN THE LONG ISLAND INNOVATION PARK AT HAUPPAUGE

Positioned on a ±1.36-acre corner lot, the property includes 56 parking spaces, multiple ingress/egress points, and efficient access from both Hoffman Avenue and Newton Place. The asset is located within one of Long Island's most important industrial and business corridors, offering proximity to major employers, industrial users, logistics operators, and regional transportation infrastructure.

04 IMMEDIATE ACCESS TO I-495 AND MOTOR PARKWAY

The property benefits from direct access to the Long Island Expressway and Motor Parkway, providing efficient connectivity across Long Island and into the greater New York City market.

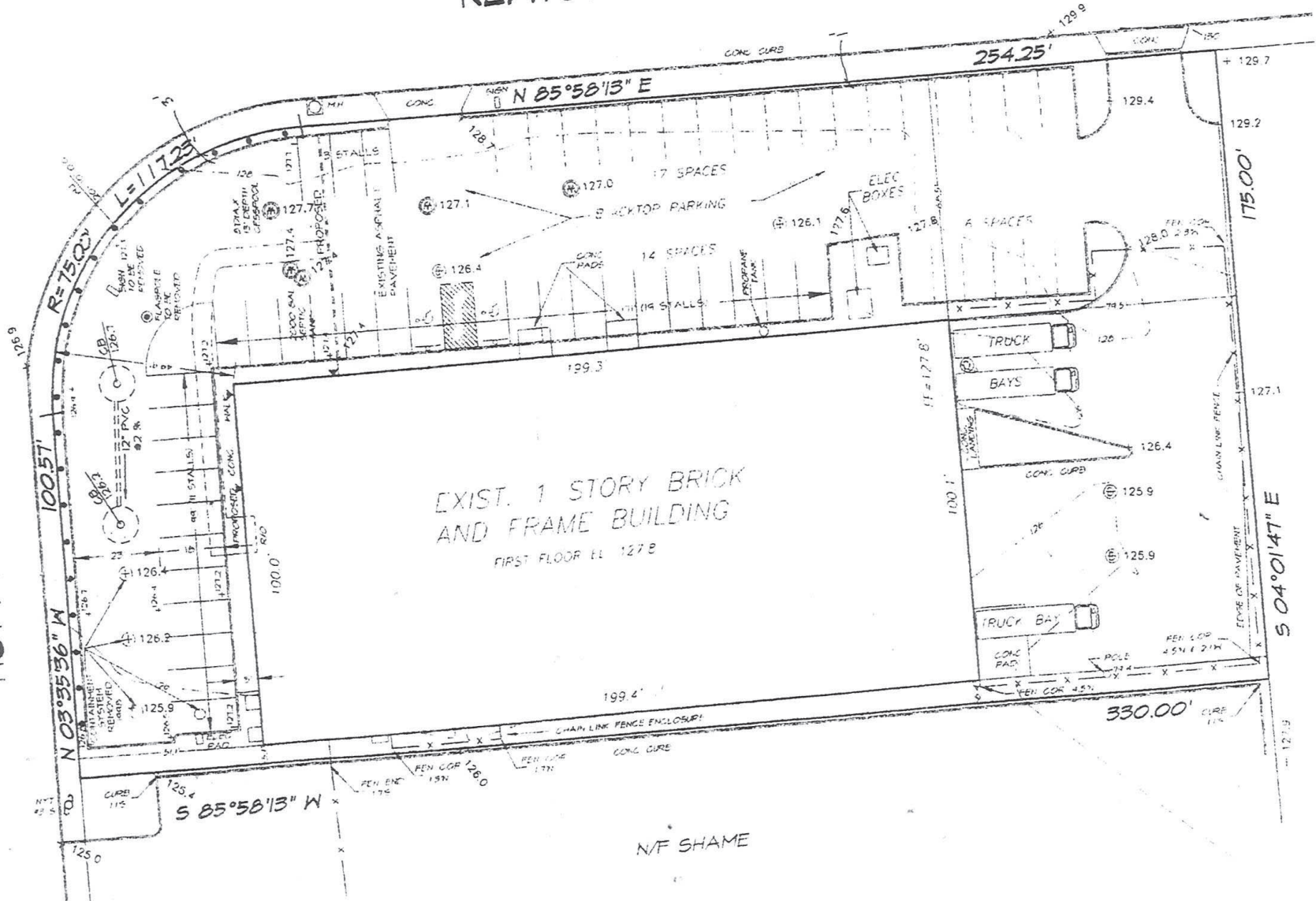




SURVEY

NEWTON PLACE (45')

HOFFMAN AVENUE (56')



454

Long Island Innovation
Park at Hauppauge

Rabro Drive



INTERSTATE
495

Long Island Expressway (I-495)

Motor Parkway

Wheeler Road

TRANSPORTATION MAP

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HAUPPAUGE, NY

FOR MORE INFORMATION, PLEASE CONTACT:

**CUSHMAN & WAKEFIELD
SALES TEAM**

Daniel Abbondandolo

Executive Director

+1 631 425 1232

daniel.abbondandolo@cushwake.com

John Giannuzzi

Director

+1 631 425 1228

john.giannuzzi@cushwake.com

Joegy Raju

Director

+1 631 425 1216

joegy.raju@cushwake.com

Victor Little

Senior Associate

+1 631 425 1239

victor.little@cushwake.com

Lincoln Cloffi

Associate

+1 631 270 3038

lincoln.cioffi@cushwake.com

**CUSHMAN & WAKEFIELD
FINANCING**

Brian Anderson

Executive Managing Director

+1 732 616 0908

brian.anderson@cushwake.com

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**LONG ISLAND
INVESTMENT SALES TEAM**