

FOR SALE: Two (2) Approved Industrial Development Site

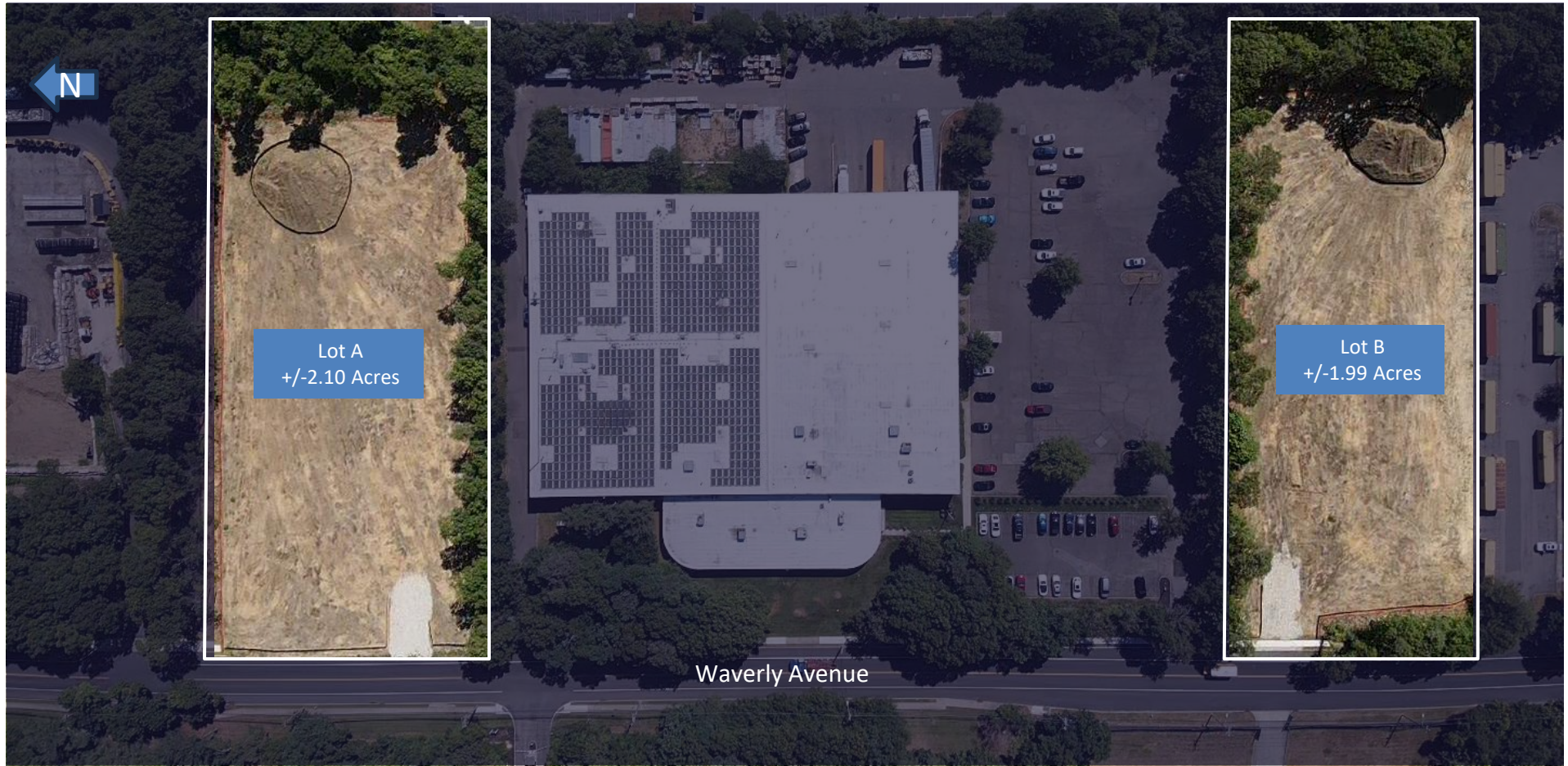
Lot A: Approved 20,000 SF w/ Industrial Outdoor Storage

Lot B: Approved Industrial Outdoor Yard



Waverly Avenue, Holtsville New York

Total +/- 4.09 Acres Lot A: +/-2.10 Acres Lot B: +/-1.99 Acres – Can be Purchased Separately



CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

NICK GALLIPOLI

(t) +1 631 926 2868

nicholas.gallipoli@cushwake.com

AUSTIN FITZPATRICK

(t) +1 631 655 2789

austin.fitzpatrick@cushwake.com

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Executive Summary:

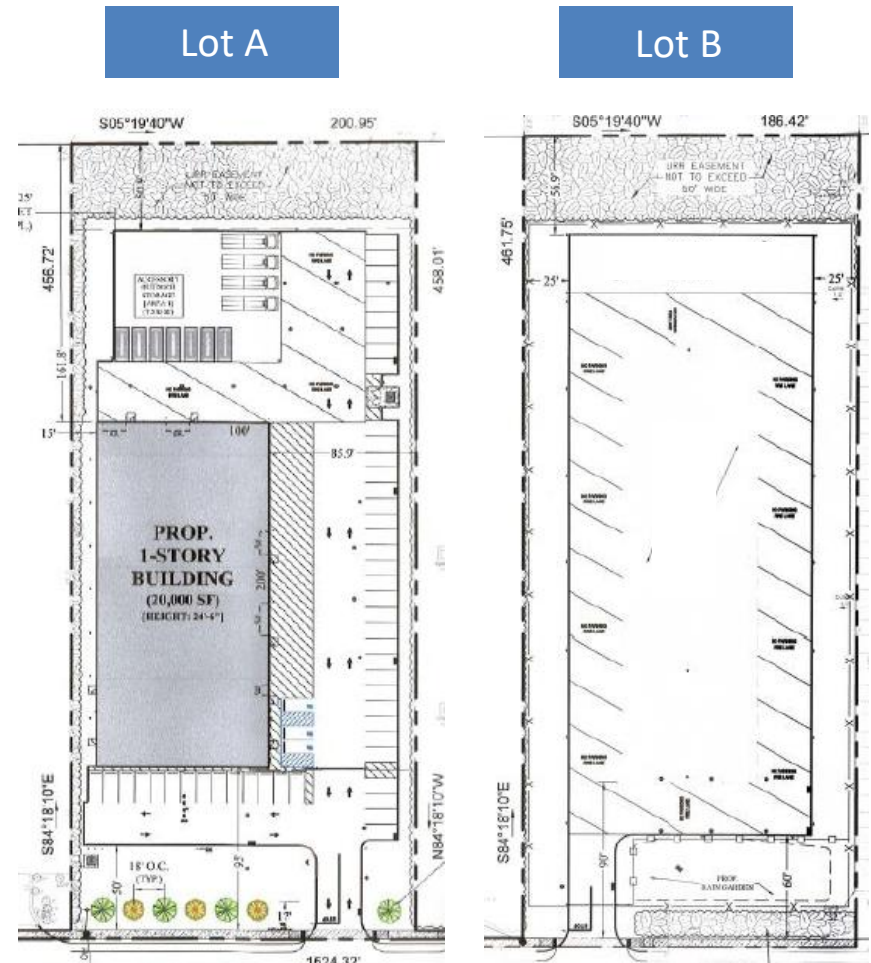
Cushman & Wakefield's Long Island Industrial Advisory Team is pleased to present Waverly Avenue, Holtsville, NY a rare, shovel-ready industrial development site totaling +/-4.09 acres within the established Holtsville Corporate Planned Industrial Park. Zoned Light Industrial (I-1) by the Town of Brookhaven, the site carries full Site Plan Approval and has been cleared and graded, delivering immediate development readiness that eliminates the standard 24+ month entitlement timeline.

Lot A and Lot B may be acquired separately or combined. This structure broadens the buyer pool to include owner-users, IOS operators, fleet users, building supply and contractors etc. Both lots share direct accessibility to the Long Island Expressway (I-495) and Sunrise Highway (SR-27), positioning the site for last-mile distribution, fleet operations, contractor staging, and light industrial uses across the central Suffolk County market.

- Shovel-Ready Asset — Site Plan Approval in hand; site has been cleared, graded, and is ready for immediate construction commencement.
- Flexible Deal Structure — Lot A (+/-2.10 AC) and Lot B (+/-1.99 AC) are available for separate acquisition or as a combined +/-4.09 -acre portfolio purchase.

Ideal Uses:

- Construction & Contracting
- Fleet & Transportation
- Building Supply & Distribution
- Utility & Infrastructure
- Environmental & Sanitation
- Auto, & Equipment Dealers
- Government & Municipal Contractors



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FOR SALE | Waverly Avenue, Holtsville New York

Lot A | +/-2.10 Acres



Specifications

Lot A:

Total Site Area: +/- 2.10 Acres

20,000 SF

Ceiling Height: 24'6"

Approved Building:
(Site Plan Approval)

Drive-Ins: (5)

**Approved Site Plan and Architectural
Available Upon Request.**

Zoning / Approvals:

Industrial-1 (Town of Brookhaven) 85-565 –
Outdoor or overnight parking of registered
vehicles as an accessory use to a permitted
principal use (7,350 SF Outdoor Storage Area,
Container and Truck Storage.

Approved Building



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FOR SALE | Waverly Avenue, Holtsville New York

Lot B | +/-1.99 Acres



Specifications

LOT B:

Total Site Area: +/-1.99 Acres

Approved Industrial
Outdoor Storage Site:

B 85-565 (D) Outdoor storage as an accessory
use a permitted principal use.

Approved Site Plan Available Upon Request.

Comments:

- Outdoor Storage Area: TOB §85-565(D) (outdoor storage as accessory use to permitted principal use).
- No building required — day-one operational as a yard/IOS facility.
- All utilities available at site.
- Ideal for fleet parking, contractor equipment staging, materials storage, and ground-level logistics operations.

Lot B is designed to serve the rapidly growing demand for permitted industrial outdoor storage, one of the most sought-after and scarce property types on Long Island. With approved outdoor storage area and no building required, this lot presents an immediate income-generating opportunity for IOS operators, fleet managers, and contractor staging users.

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austin.fitzpatrick@cushwake.com

+/- 4.09 Acres Total Industrial Space for Sale

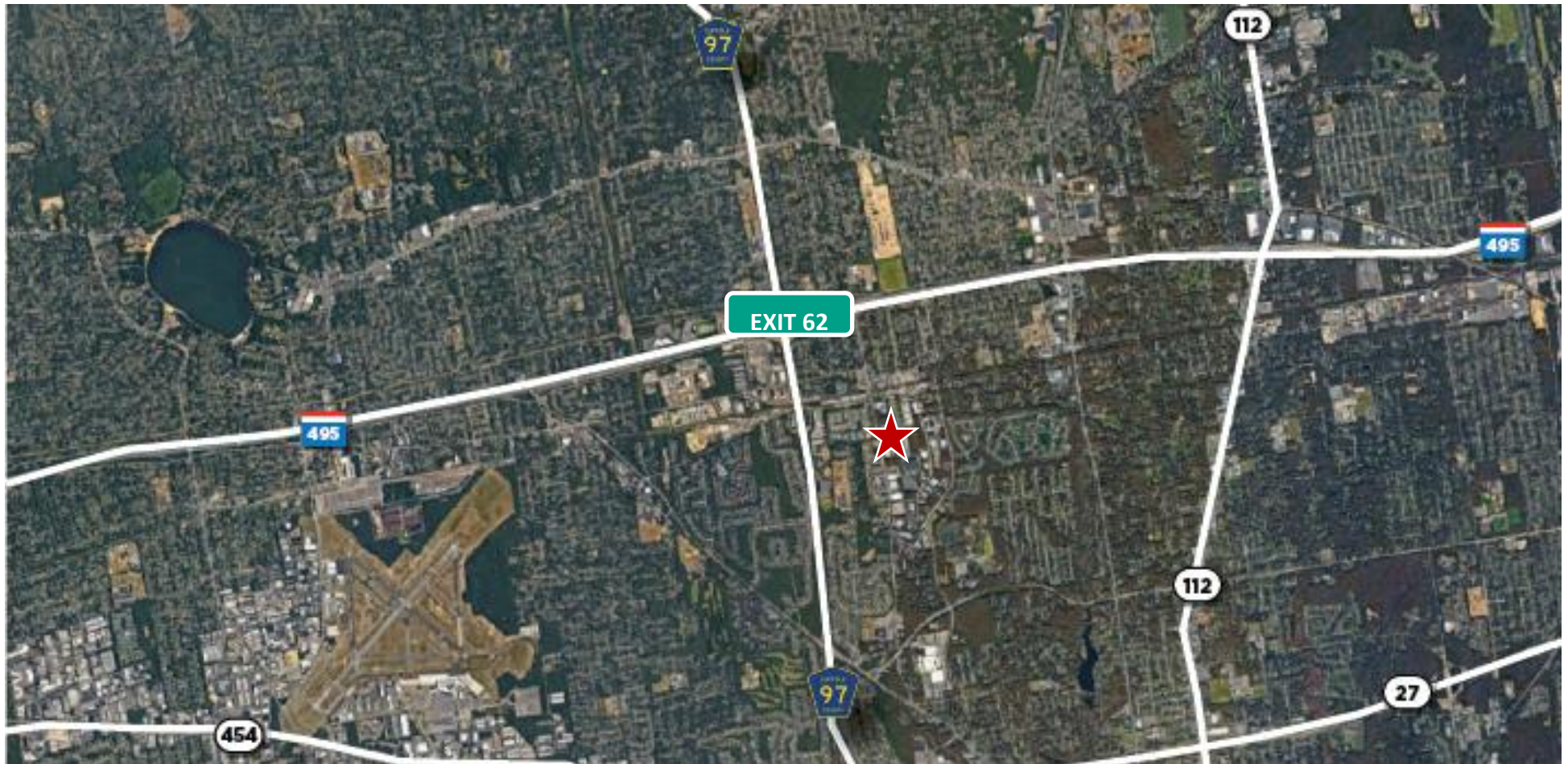


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NICK GALLIPOLI
(t) +1 631 926 2868
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AUSTIN FITZPATRICK
(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

4.08 Acres Total Industrial Space for Sale



FRANK FRIZALONE
(t) +1 631 425 1242
frank.frizalone@cushwake.com

NICK GALLIPOLI
(t) +1 631 926 2868
nicholas.gallipoli@cushwake.com

THOMAS DELUCA
(t) +1 631 425 1237
thomas.deluca@cushwake.com

JOHN GIANNUZZI
(t) +1 631 425 1228
john.giannuzzi@cushwake.com

AUSTIN FITZPATRICK
(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

DAVID FRATTAROLI
(t) +1 516 859 6396
david.frattaroli@cushwake.com