

1516 Motor Pkwy

HAUPPAUGE/ISLANDIA, NEW YORK

FOR SALE OR LEASE | 140,125 SF INDUSTRIAL BUILDING ON 7.92 ACRES

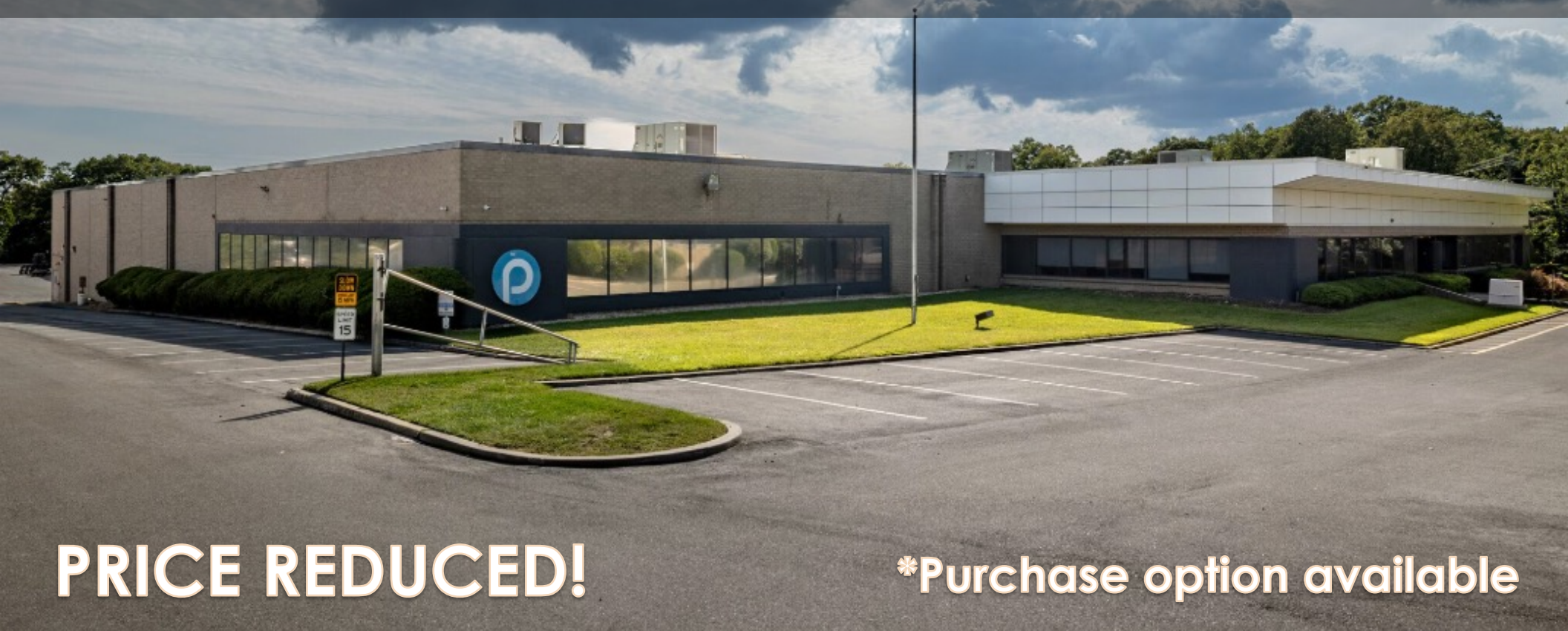
 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

FOR LEASE* OR SALE

140,000 SF Building on 7.92 Acres

HAUPPAUGE/ISLANDIA, NY



PRICE REDUCED!

*Purchase option available

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

PREMIER COMMERCIAL RE LLC

500 N. Broadway, Suite 105

Jericho, NY 11753

Tel. 516-284-8000 | www.pcrellc.com

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Property Specifications:

Building Size:	+/- 140,125 SF
Lot Size:	+/- 7.92 Acres
Office:	+/- 6,000 SF
Ceiling Height:	22' Clear
Loading:	12 Docks, 1 Drive-in
Power:	1,600 AMPS
HVAC:	Full climate control
Sprinkler System:	ESFR
Parking:	241 Spaces
Zoning:	Light Industrial
Annual RE Taxes:	\$356,996.98 (\$2.55 PSF)

Sale Price: **~~\$38,500,000~~ - ~~\$35,500,000~~**

Lease Price: **~~\$14.50~~ - ~~\$15.50 PSF NNN~~**



Property Highlights:

- Ideal for a corporate HQ with a strong local labor force
- Excellent distribution facility with full climate control throughout
- Minutes L.I.E. Exit 57 and Trader Joe's 921,000 SF brand new distribution hub
- IDA benefits available for qualified purchasers
- 3.49% assumable mortgage available for qualified purchasers

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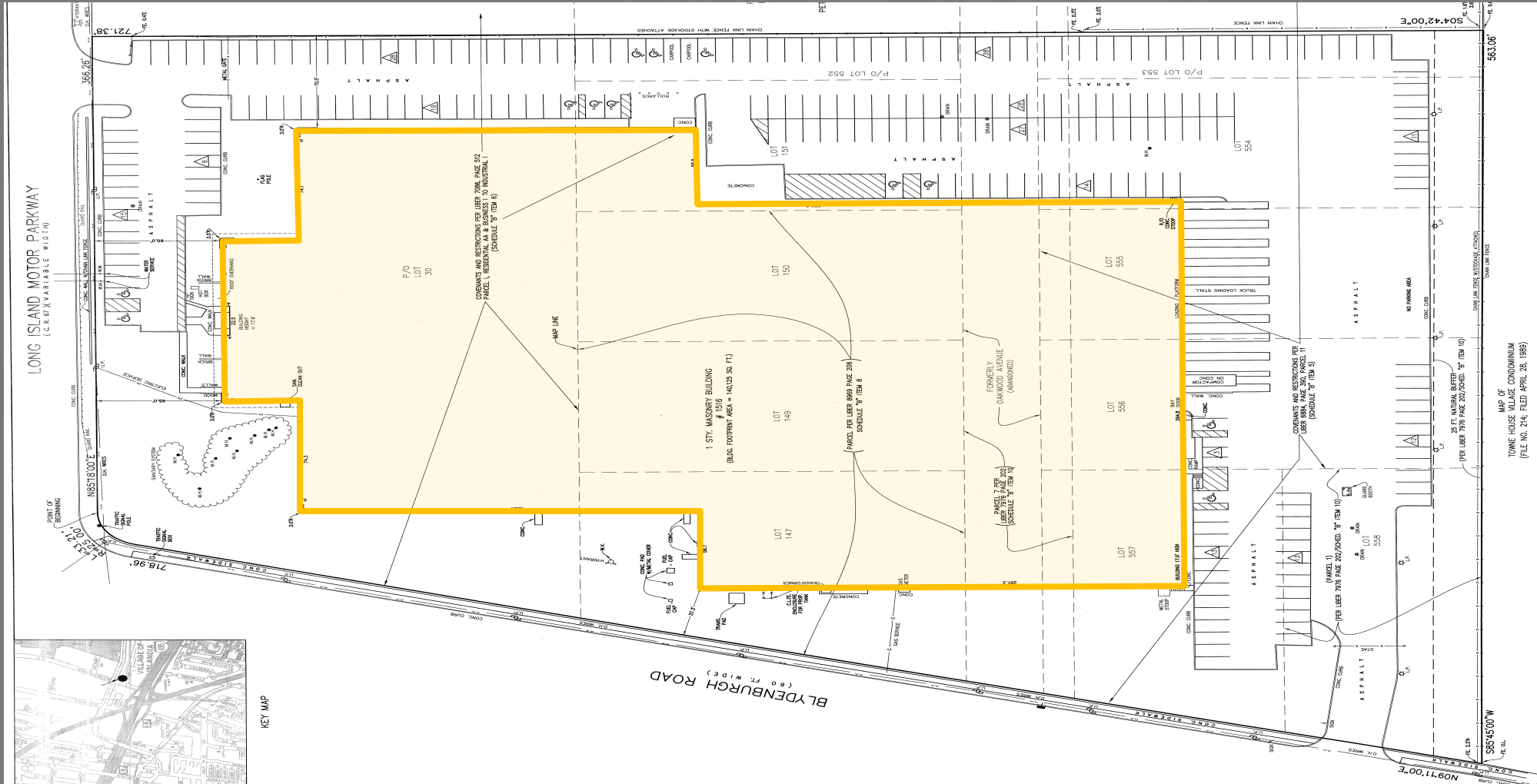
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Property Survey:



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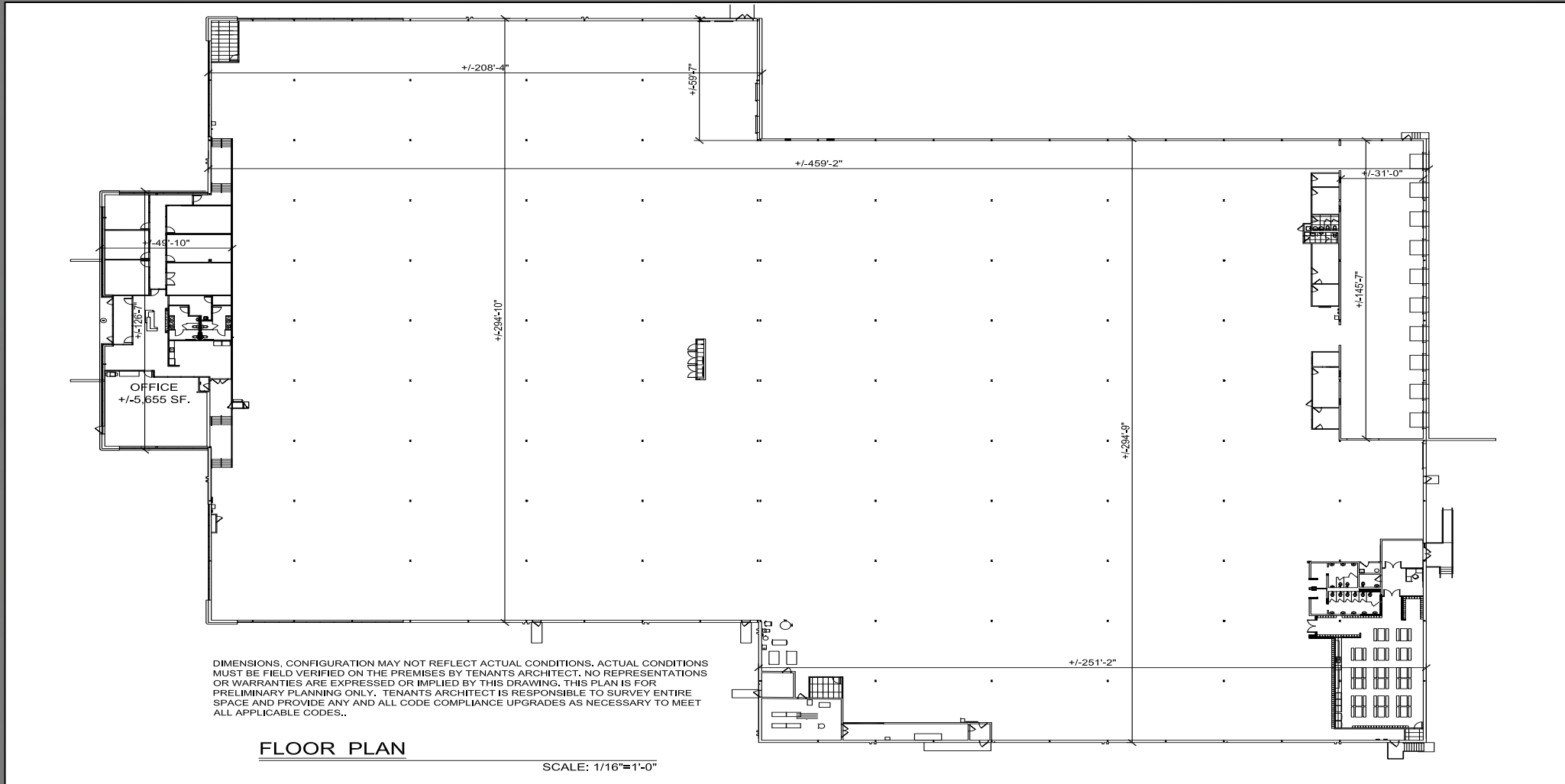
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Floor Plan:



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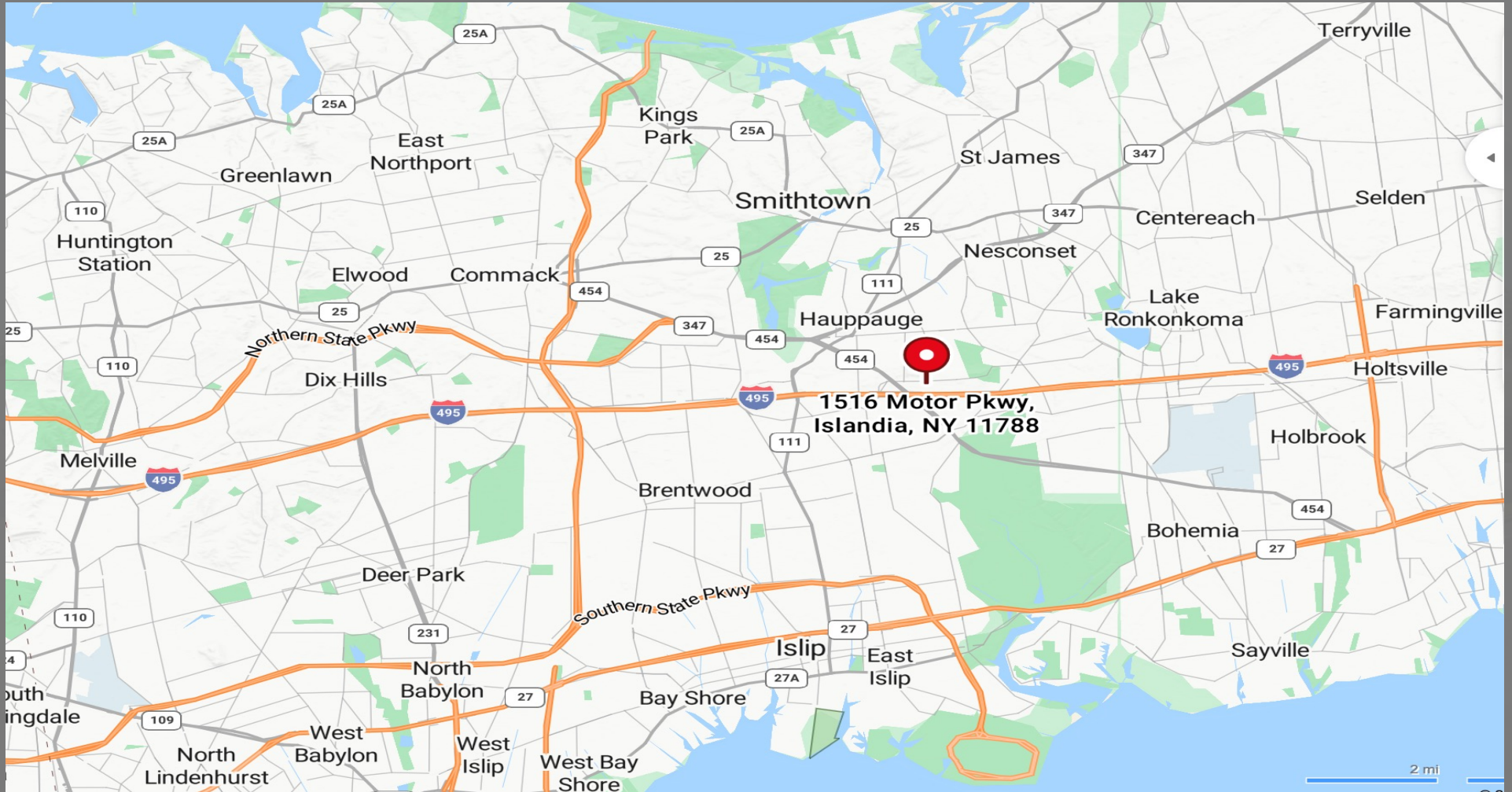
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MAP:



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