

**Former Tesla Dealer
Lease Divisions Available
9k sf, 20k, 39k, 52k Lots of Parking
7 Aerial Way, Syosset, NY**



Building Photo Enhanced to show planned roof work

Property Description:

- Divisible 52,000sf on 4 Acres
 - 16ft Clear Ceilings
- Front Space 19,650sf (former tesla)
divides 8,800sf & 10,850sf
- 8,800sf Fully Air Cond, Large Restrooms, Perfect for Public Assembly, Training, Showroom Etc,
10,800sf has 2,000sf Office, Full HVAC Warehouse w/ loading dock, drive-in
- +/-39,650sf Above 19k plus additional 20k Warehouse and 1 additional drive-in door
- +/- 52,000sf which is the above 19k flex space plus, additional 32,350sf warehouse and 4 additional drive in doors
- Connected to Sewers
 - Gas Heat
 - Power: 2800 amps and 480 volts
 - 161 On-Site Parking Stalls

For Info: Contact Exclusive Broker:

MARIO ASARO 

PRESIDENT/ BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com



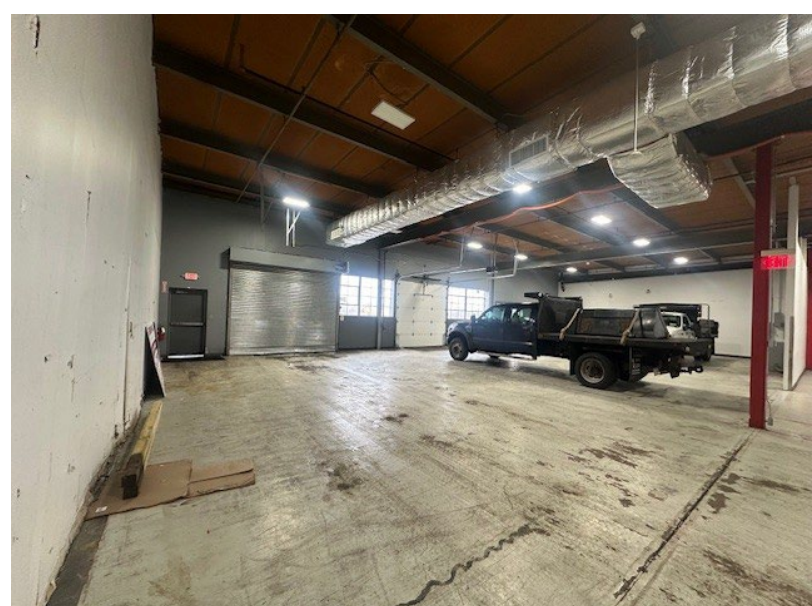
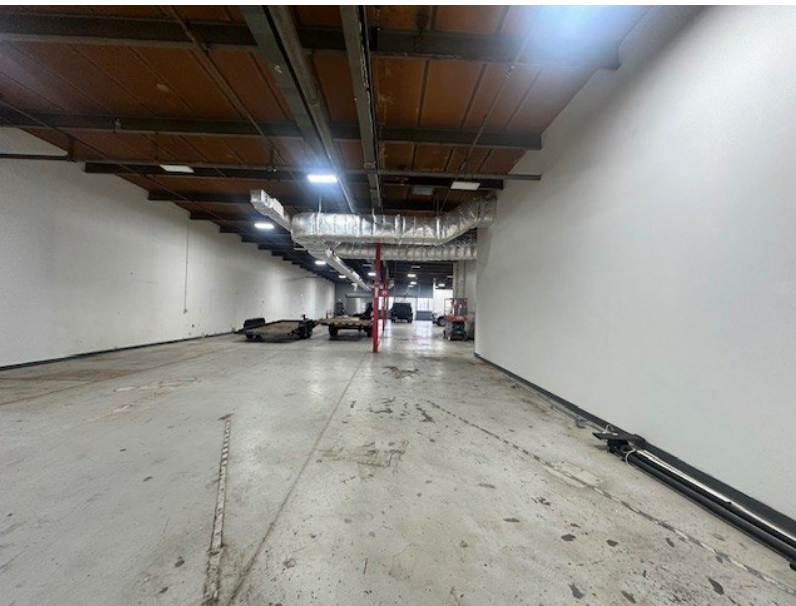
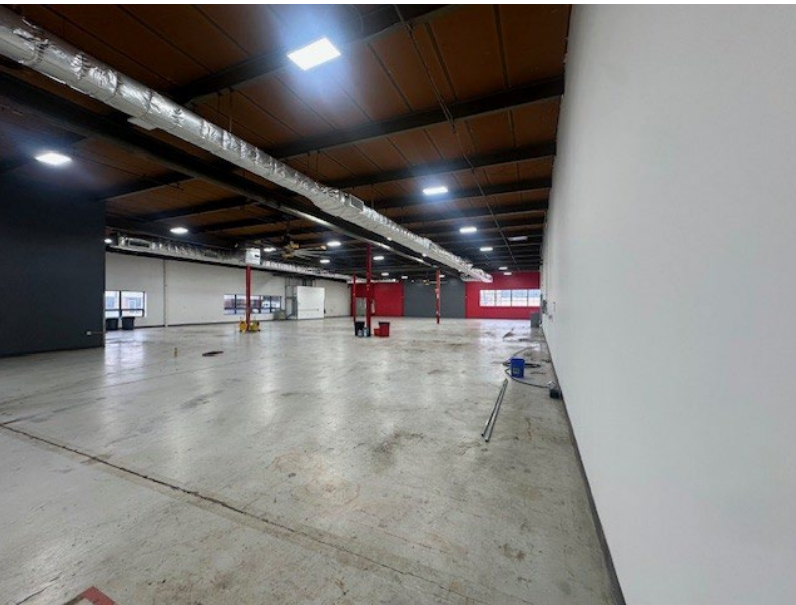
**Lease Price: \$25-\$30 psf gross
Based Upon Size Required
As well as Usage of the Parking lot**

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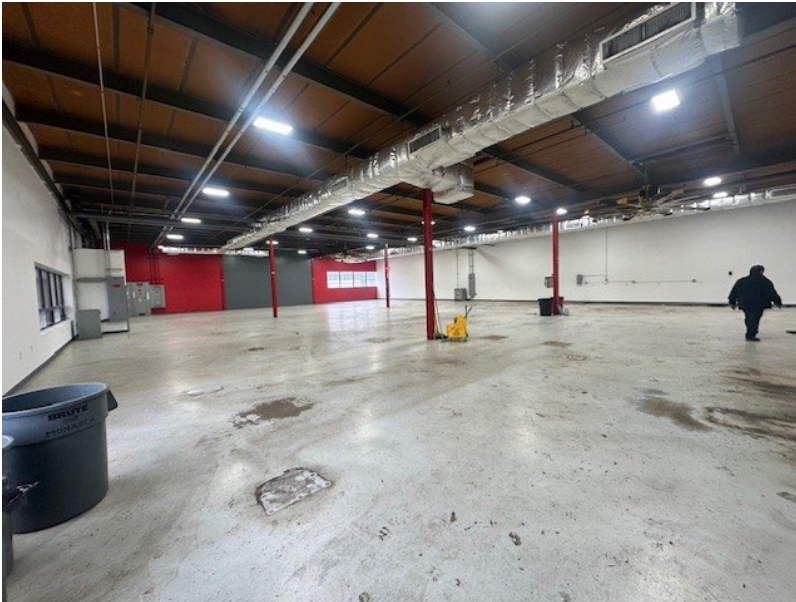
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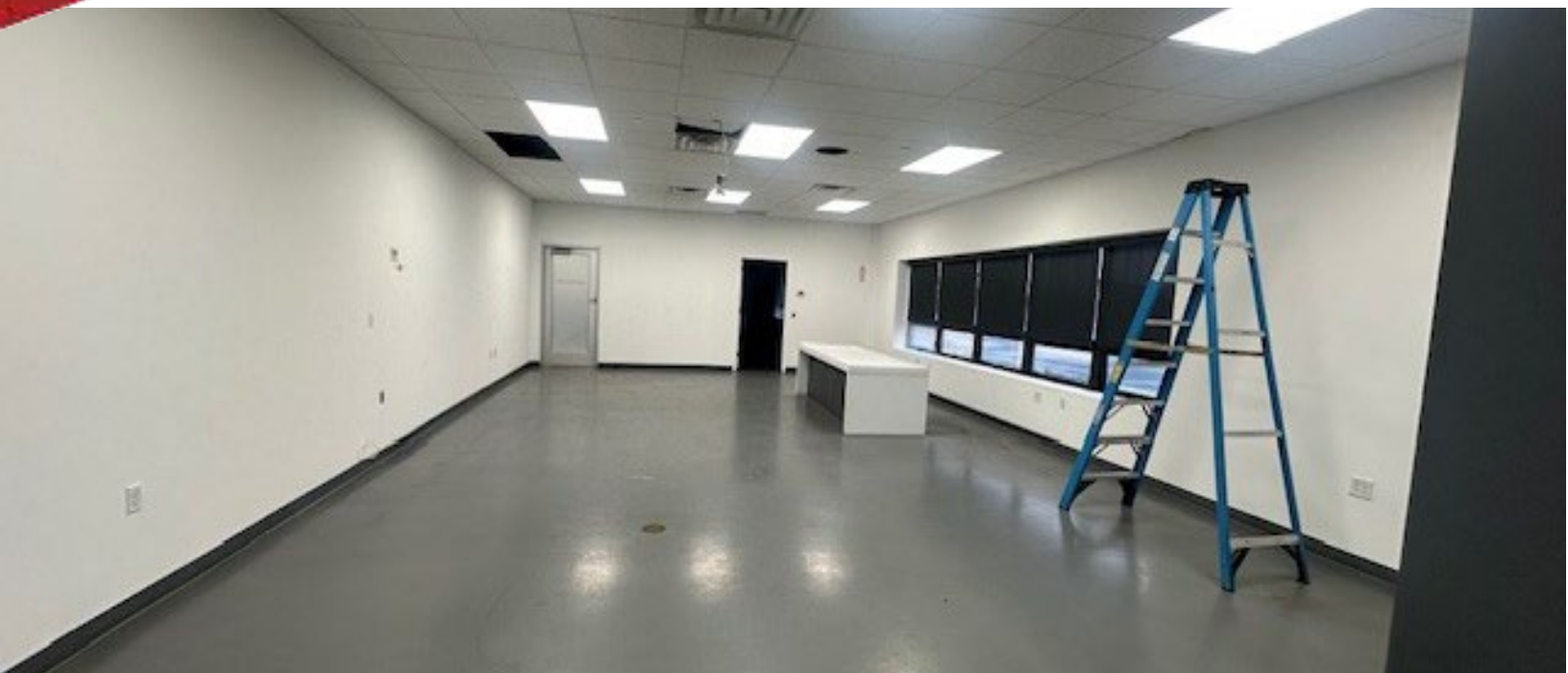
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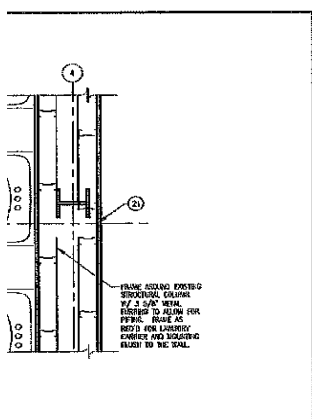
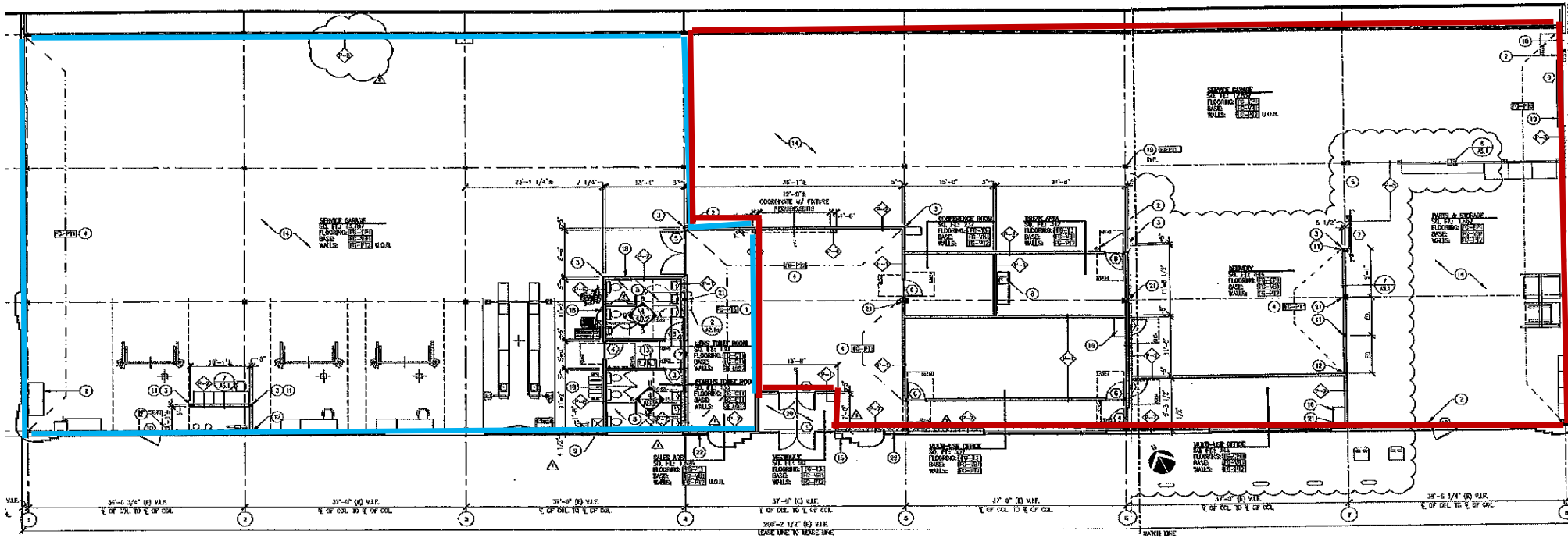
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Blue Outlined Space : 8,800sf

Red Outlined Space: 10,800sf



- 1 ELECTRICAL SERVICE EQUIPMENT LOCATION, REFER TO ELECTRICAL DRAWINGS.
- 2 FIRE BARRIERSHIELD - FINAL LOCATIONS/SHOWN/AS DIRECTED BY FIRE DEPARTMENT.
- 3 PROVIDE 8'-0" HIGH STAINLESS STEEL, HEAVY DUTY CORNER GUARDS AT EACH EXPOSED CORNER OF WALL PARTITION.
- 4 ACCENT WALL, PAINT FULL EXTENT OF EXPOSED WALL COORDINATE AS NOTED. COORDINATE "WORKMAN" PAINTED GRAPHICS & GRAPHIC SIGNAGE W/ VESPA PRODUCT MANAGEMENT. ALL CORNER AND UNIT FINISHES COORDINATE TO BE PARTIAL TO WHICH WALL, E.G. DO NOT FINISH SHOWN UNLESS-PURPOSE, CLASH PREVENT. SEE FINISH SCHEDULE. USE 1/2" x 1/2" REPAIR, NOTICED ON THE WALL TO A LOCATION TO STOP FROM AN INTERIOR.
- 5 REFER TO COORDINATE & COLOR OF CHINA TILE GIVE, E.G. TO FIELD VERIFY CONDITIONS TO INSURE THAT 0'-0" CLEAR OPENING & PASSAGE CAN BE ACHIEVED. VERIFY TOWARDS PM IF THERE ARE DIMENSIONAL ISSUES.
- 6 STAINLESS STEEL 1-COMPARTMENT SINK (I.L. TO COORDINATE). REFER TO PLUMBING PLANS.
- 7 TOWER ROOM STORAGE. (SEE 11/2022).
- 8 ACCESSIBLE CORNER ROOM REFER TO SHEET 022 FOR ADDITIONAL INFORMATION.
- 9 NEW SERVICE SINK. (I.L. TO COORDINATE). REFER TO MECHANICAL DRAWINGS.
- 10 DOOR & FRAME SHALL BE PAINTED TO MATCH ADJACENT COLOR. SEE FINISH SCHEDULE.
- 11 3 1/2" FULL METAL SOLID DOOR COLUMN FULL HEIGHT TO STRUCTURE ABOVE. SEE 04/04.1.
- 12 3 5/8" PARALLEL METAL SOLID DOOR COLUMN FULL HEIGHT TO STRUCTURE ABOVE. SEE 04/04.1.
- 13 NOT APPLICABLE FOUNDATIONS. REFER TO MECHANICAL DRAWINGS.
- 14 EQUIPMENT LAYOUT SHOWN FOR REFERENCE ONLY. E.G. TO COORDINATE ALL REQUIREMENTS W/ VESPA EQUIPMENT SUPPLIER & EQUIPMENT SUPPLIER FOUNDATIONS. COORDINATE ANY REQUIREMENTS W/ VESPA PM PRIOR TO CONSTRUCTION.
- 15 WALL MOUNTED CUPB OUSE G.C. TO COORDINATE LOCATION AND ALL REQUIREMENTS W/ VESPA PM PRIOR TO CONSTRUCTION.
- 16 PER OHS AS REQD FOR SECURITY CAMERA SYSTEMS SHALL BE FINISH IN IF A/C/C. COORDINATE W/ VESPA REPRESENTATIVE.
- 17 NEW EXTERIOR DOOR & FRAME, APPROPRIATE LOCATION SHOWN. FINAL LOCATION SHALL BE DETERMINED IN PROXIMITY TO ADJACENT COURSE ON SITE. NOTE THAT WALL FINISHING THIS LOCATION FROM ROOM TO 12'-0" A.F.F. IN SERVICE CHANGE SIDE OF WALL. FINISH 3/4" T&C. C/P. DO FROM FLOOR TO 4'-0" ABOVE CEILING FINISH AT THREE ROOM SIDE OF WALL. USE 1/2" METAL STUDS AT FINISHING WALLS.
- 18 EXISTING STRUCTURAL COLUMN TO REMAIN. FINISH AS NOTED.
- 19 LEVEL EXISTING EXPOSED VESTIBULE CONCRETE. REFER TO STRUCTURAL DRAWINGS.
- 20 NEW WALLS SO THAT C/P. DO. THIS FINISH P&G COLUMN.
- 21 NEW ORANGE TINT APPLIED TO BACK SIDE OF TRANSPARENT GLASS OVER ROOM ONLY. PAINT TO CORNER OF MATERIAL, I.L. SHALL SUBMIT SAMPLE OF PAINT TO VESPA PM FOR APPROVAL.

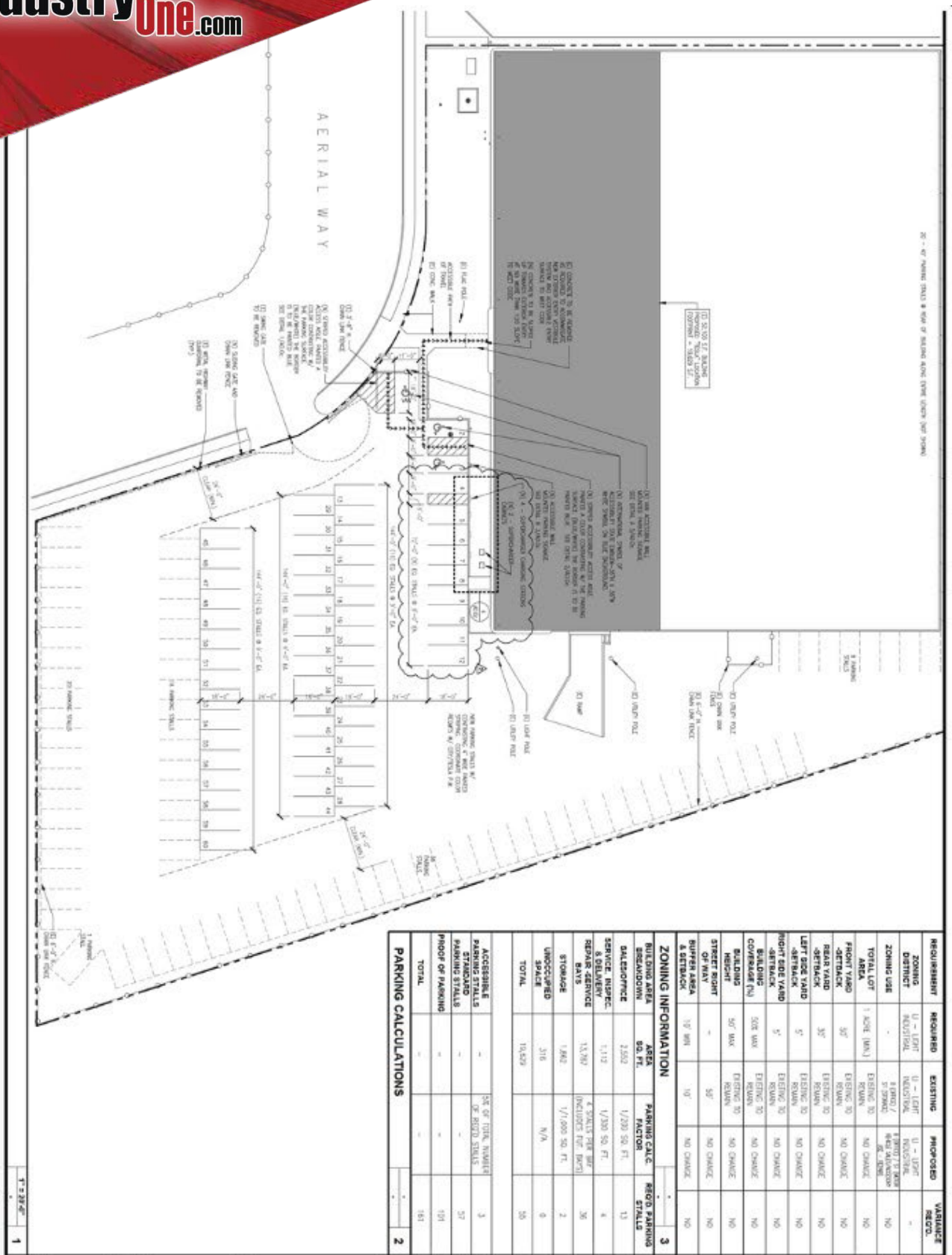
FLOOR PLAN KEYNOTES

- EXISTING WALLS TO REMAIN. E.G. TO PARTIAL & SERVICE AS REQD. TO LINE NEW CONDITIONS.
 - NON-GLAZED PARTITION: ONE LAYER 5/8" C/P. DO. ON EACH SIDE OF 3 1/2" METAL STUD SPACING FROM FINE ABOVE ADJACENT CEILING FINISH. USE W.R. C/P. DO. TYPICAL AT TIGHT ROOM SIDE OF PARTITION.
 - NON-GLAZED PARTITION: ONE LAYER 5/8" C/P. DO. ON EACH SIDE OF 3 1/2" METAL STUD SPACING FROM FINISH SIDE NON-WORK-UPSIDE LAYER. SILENT AS REQUIRED.
 - EXTERIOR PARTITION: 1" C/C.M. SHEET TO MATCH EXISTING.
 - NON-GLAZED WALL FINISH: ONE LAYER 5/8" C/P. DO. OVER 3 1/2" METAL FINISH FROM FINISH FLOOR TO 8" ABOVE ADJACENT CEILING FINISH.
 - GLASS LIKE FINISH: 10'-0" HIGH. PROVIDE SUPPORT POSTS AT 10'-0" O.C. (MAX). SEE DETAIL 04/04.1.
 - NON-GLAZED PARTITION: ONE LAYER 5/8" W.R. C/P. DO. ON TIGHT ROOM SIDE OF 3 1/2" METAL STUD FINISH ABOVE ADJACENT CEILING FINISH. EXTERIOR C/P. DO. TO 12'-0" A.F.F. & SERVICE CHANGE SIDE OF PARTITION. NE FROM FINISH FLOOR TO 12'-0" A.F.F.
 - NON-GLAZED WALL FINISH: ONE LAYER 5/8" C/P. DO. OVER 2 1/2" METAL FINISH OVER 1 1/2" PARTITION 12'-0" FROM FINISH FLOOR TO 8" ABOVE ADJACENT CEILING FINISH.
 - NON-GLAZED PARTITION: ONE LAYER 5/8" C/P. DO. ON EACH SIDE OF 4" METAL STUD FINISH FROM FINISH FLOOR TO BOTTOM OF ROOF DECK. SCHEDULED PER UL DATA. SEE DETAIL 12/04.2.
- NOTES:**
- 1 NOTHING IS PERMITTED TO BE ATTACHED TO, SUSPENDED FROM, OR PENETRATE THE ROOF DECK ABOVE. FRAME, DUCT, &/OR SUPPORT/STRUCTURE.
 - 2 THE TOP CHORD OF JOISTS OR STRUCTURAL STEEL WHICH EXITS ABOVE SPACE.
 - 3 ALL EXISTING GLASS SHALL BE REFINISHED TO 50 OR HIGHER. SEE 3/04.1 FOR STUD GAUGE, FINISHING, SPACING, AND FINISH TO MATCHUP CORRESPONDING ON SITE. NOTED AT THE TOP OF WALLS.
 - 4 ALL FINISHING TO FINISHING FINISHES.
 - 5 L.L. AND/OR G.C. TO ENSURE WALL TO FLOOR TRANSITION IS STRONG, TIGHT, & READY TO RECEIVE BASE AS SCHEDULED.
 - 6 ALL EXISTING WALLS ASSIGNED TO BE FINE-GLAZED WALLS MUST HAVE 100% BUILT TO DECK ABOVE OR WITH OPENING UNDER AREA OF EXISTING BUILT TO DECK ABOVE AND FINE OPENING CORRECTLY TIGHTENED.
 - 7 ANY/ALL PENETRATIONS THROUGH FINE FINISHING FINISHES, WALLS OR SHEET WALLS SHALL BE PROTECT COORDINATE TO ALL STANDARDS FOR FINISHING FINISHES. THE G.C. SHALL SUBMIT SAMPLE FINISHING FINISHES TO THE ARCHITECT.
 - 8 GENERAL CONTRACTOR SHALL SEAL ALL PENETRATIONS (DUCTS, PIPES, CONDUITS, ETC.) AT ALL FINE-GLAZED WALLS AND CEILING. SEALANT SHALL NOT OBSCURE FINISHING OF SHEET WALLS OR CEILING. THE G.C. SHALL SUBMIT ALL VIEWS AND OHS AND FALL IN WITH UL. THE FINE-GLAZED FINISHING OR FINISH COORDINATE AS PER MANUFACTURER'S RECOMMENDATIONS.

PARTITION LEGEND

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PARTITION LEGEND



REQUIREMENT	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D.
ZONING DISTRICT	U - LIGHT INDUSTRIAL	U - LIGHT INDUSTRIAL	U - LIGHT INDUSTRIAL	-
ZONING USE	-	8 BAY / 8 BAY / 8 BAY / 8 BAY	8 BAY / 8 BAY / 8 BAY / 8 BAY	NO
TOTAL LOT AREA	1 ACR (434,100)	EXISTING TO REWYN	NO CHANGE	NO
FRONT YARD SETBACK	35'	EXISTING TO REWYN	NO CHANGE	NO
REAR YARD SETBACK	35'	EXISTING TO REWYN	NO CHANGE	NO
LEFT SIDE YARD SETBACK	5'	EXISTING TO REWYN	NO CHANGE	NO
RIGHT SIDE YARD SETBACK	5'	EXISTING TO REWYN	NO CHANGE	NO
BUILDING COVERABLE (%)	50% MAX	EXISTING TO REWYN	NO CHANGE	NO
BUILDING HEIGHT	35' MAX	EXISTING TO REWYN	NO CHANGE	NO
STREET RIGHT OF WAY	-	35'	NO CHANGE	NO
BIFFER AREA & SETBACK	15' MIN	10'	NO CHANGE	NO

ZONING INFORMATION			
BUILDING USER DIMENSIONS	ASSESS 80 FT.	PARKING CALC FACTOR	REQ'D PARKING STALLS
SALES/SERVICE	2,500	1/200 SQ. FT.	13
REPAIR SERVICE & DELIVERY	1,112	1/300 SQ. FT.	4
STORAGE	1,862	1/1,000 SQ. FT.	2
UNOCCUPIED SPACE	318	N/A	0
TOTAL	10,459		19

PARKING CALCULATIONS	
ACCESSIBLE PARKING STALLS	% OF TOTAL NUMBER OF REQ'D STALLS
STANDARD PARKING STALLS	191
TOTAL	191

TESLA
SYOSSET • SALES/SERVICE
7 AERIAL WAY
SYOSSET, NY 11791

finn daniel
ARCHITECT
301 W. 10TH ST., SUITE 200
DENVER, CO 80202
TEL: 303.733.1100
WWW.FINNDANIEL.COM

TESLA MOTOR
3599 DEER CREEK ROAD
PALO ALTO, CA 94304

DATE: 08.08.2013
CHECK SET: 08.15.2013
LL/P/DMT/NO: 08.15.2013
TENANT REVISIONS: 11.18.2013

PROJECT INFORMATION:
TESLA
SYOSSET • SALES/SERVICE
7 AERIAL WAY
SYOSSET, NY 11791

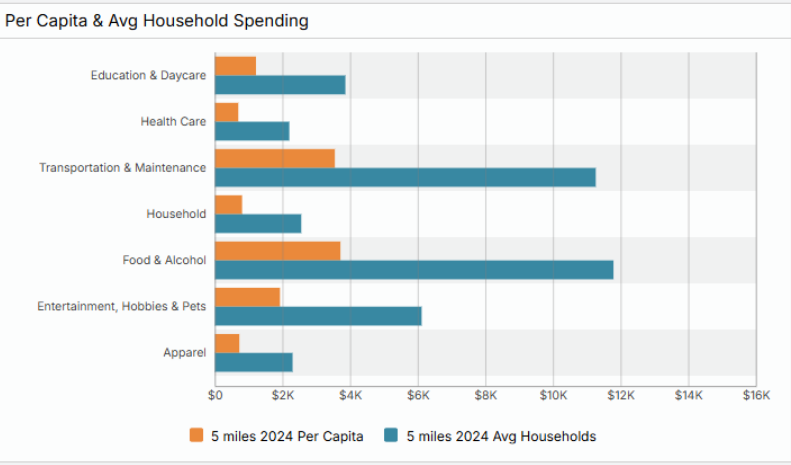
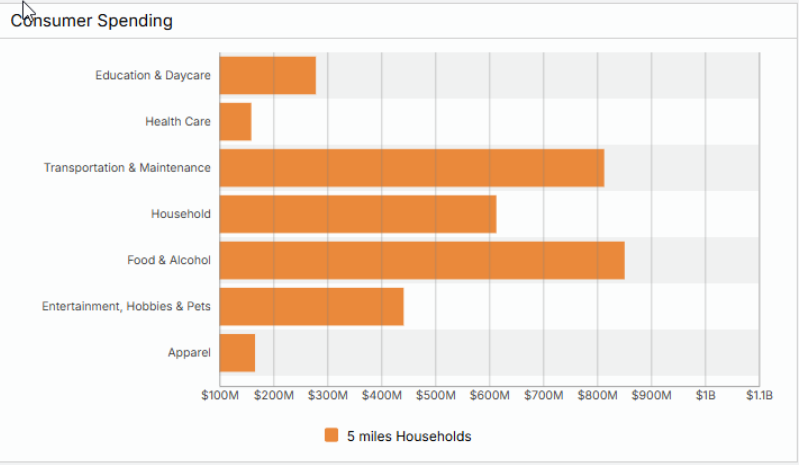
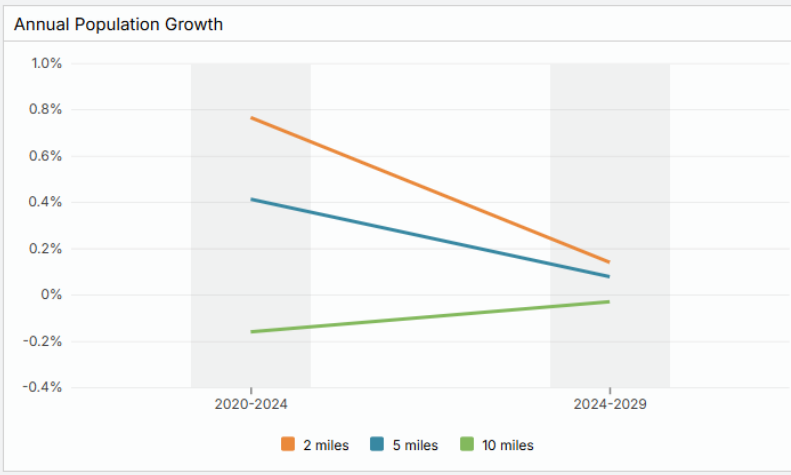
SHEET NUMBER:
A0

RETAILER MAP
Less Than ¼ Mile to
Lifetime



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Consumer Spending By Industry

Radius	2 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$37,392,245	\$2,316	\$739	\$165,893,237	\$2,298	\$724	\$763,041,511	\$2,234	\$717
Entertainment, Hobbies & P...	\$97,792,987	\$6,057	\$1,933	\$441,380,566	\$6,114	\$1,926	\$2,026,109,024	\$5,932	\$1,904
Food & Alcohol	\$193,510,210	\$11,986	\$3,825	\$850,877,706	\$11,787	\$3,713	\$3,885,223,206	\$11,374	\$3,650
Household	\$140,842,394	\$8,724	\$2,784	\$613,124,065	\$8,493	\$2,675	\$2,735,277,564	\$8,008	\$2,570
Transportation & Maintena...	\$181,443,806	\$11,238	\$3,586	\$813,048,222	\$11,263	\$3,548	\$3,671,113,028	\$10,748	\$3,449
Health Care	\$36,232,394	\$2,244	\$716	\$158,901,384	\$2,201	\$693	\$714,372,066	\$2,091	\$671
Education & Daycare	\$65,303,398	\$4,045	\$1,291	\$278,632,454	\$3,860	\$1,216	\$1,222,992,365	\$3,580	\$1,149
Total Specified Consumer ...	\$752,517,434	\$46,610	\$14,873	\$3,321,857,634	\$46,015	\$14,496	\$15,018,128,764	\$43,967	\$14,110

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