

MAJOR PRICE REDUCTION!!



Property Description

Size: 30,500 SF on 1.54 Acres

Year Built: 1988

Construction Type: Masonry Block

Ceiling Height: 15' Clear

Loading: 14 Drive In Doors

Zoning: I-5 Heavy Industrial

Power: 1,200 Amps | 6 Meters

Parking: 60 Designated Parking Spaces

Outdoor Storage: Legal Outdoor Storage with
Ample Yard Space

User/Investor Industrial For Sale

Asking Price: \$7,999,000

NOW: \$7,499,000

Net Income: \$512,825

For More Information Contact

Exclusive Broker:

Joe Natoli

Licensed RE Salesperson

📞 **Cell: 631-525-1099**

☎ **Office: 631.694.3500 Ext 318**

✉ **jnatoli@industryone.com**

🏠 **Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747**

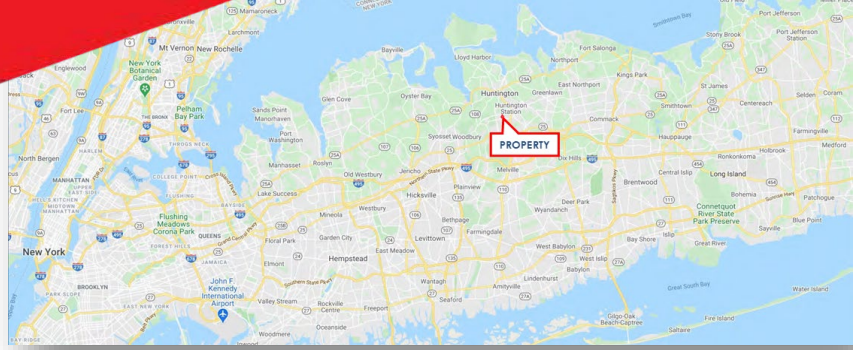
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Market Data



Northwest Suffolk Industrial Submarket

Long Island - NY USA ☆☆☆☆☆

3.5M ↓
Inventory SF

0 ↓
Under Constr SF

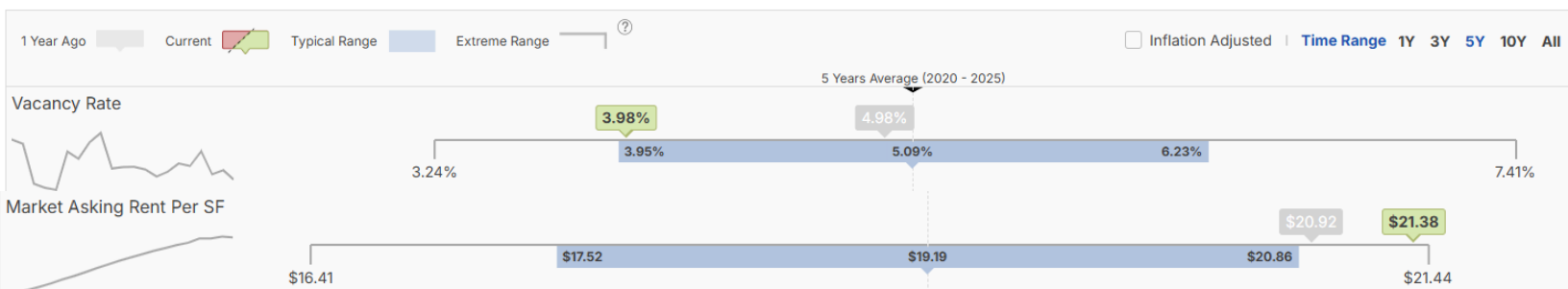
35.9K ↑
12 Mo Net Absorp SF

4.0% ↓
Vacancy Rate

\$21.45 ↑
Market Asking Rent/SF

The Northwest Suffolk industrial submarket has a vacancy rate of 4.0% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -1.0%, a result of no net delivered space and 35,000 SF of net absorption. Northwest Suffolk's vacancy rate of 4.0% compares to the submarket's five-year average of 5.1% and the 10-year average of 4.8%. The Northwest Suffolk industrial submarket has roughly 110,000 SF of space listed as available, for an availability rate of 3.1%. As of the third quarter of 2025, there is no industrial space under construction in Northwest Suffolk. Nothing has been under construction in the submarket for the past 10 years.

Key Performance Indicators



	Northwest Suffolk Industrial Submarket	Long Island Industrial Market
AVAILABILITY	SUBMARKET	MARKET
Market Asking Rent/SF	\$21.45 ↑	\$19.32 ↑
Vacancy Rate	4.0% ↓	5.8% ↑
Vacant SF	139K ↓	10.7M ↑
Availability Rate	3.1% ↓	7.3% ↓
Available SF Direct	109K ↓	12.7M ↑
Available SF Sublet	0 ↓	827K ↓
Available SF Total	109K ↓	13.4M ↓
Months on Market	8.5	8.5

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Listing Details

LISTING DETAILS

130-138 Railroad St offers a unique opportunity for both User/Investors and Investors alike. The building is 30,500 SF sitting on 1.54 Acres; boasting I5 Heavy Industrial Zoning this property allows future users a wide variety of Industrial Uses and permits Legal Outdoor Storage. The Current CO's permit Autobody, Auto Repair, & Vehicle Storage; one of the units is also equipped with a high-end spray booth. The building currently has 3 Tenants but is equipped with 6 meters for electric and water and can be demised down to 6 units for smaller bay Industrial.

This building serves a niche Northwest Suffolk Industrial Submarket home to large concentration of Small Businesses and National Franchises. The average rental rate in the submarket is \$21.45 PSF (outperforming the rest of the Long Island Industrial Market by over 11%) with only a 4% Vacancy Rate (compared to a 5.8% Vacancy rate of the Long Island Industrial Submarket). There have been no new industrial projects in the area for the last 10 Years and the town is not going to rezone more industrial making this Property more valuable than ever. This is a great opportunity to buy one the nicest Multi-Tenant Industrial Buildings in Huntington.

RENT ROLL

Address: 130-138 Railroad St. Huntington Station NY
Size: 30,500 Square Feet on 1.54 Acres
POWER: 1,200 Amps

Zoning: I5, Heavy Industrial
Current Cos: AUTOBODY,AUTO REPAIR, VEHICLE STORAGE, OUTDOOR STORAGE

Tenant	Size (SF)	Lease End	Increase	Option	Lease Type	Monthly Fixed Rent	Annualized Fixed Rent	Annual Reimbursement	Gross Income	Gross PSF
Caliber Collision	10,500	5/31/2030	3%	NONE	Industrial Gross	\$14,224.99	\$170,699.90	\$3,495.10	\$174,195.00	\$16.59
TKX	10,000	5/31/2029	3%	NONE	Industrial Gross	\$16,326.27	\$195,915.18	\$3,984.82	\$199,900.00	\$19.99
Autosport Design	10,000	7/1/2031	3%	Mutual 5-Year	NNN	\$14,192.67	\$170,312.00	\$35,000.00	\$205,312.00	\$20.53
Centennial Solar	Roof	7/1/2050	2%	NONE	---	\$1,340.00	\$16,080.00	\$0.00	\$16,080.00	---

TOTALS	\$46,083.92	\$553,007.08	\$42,479.92	\$595,487.00	\$19.52
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Total Building Gross	\$595,487.00	\$19.52
Taxes	\$61,797.54	\$2.03
Insurance	\$20,863.50	\$0.68
NOI	\$512,825.96	\$16.81

*For an Investor the building would be delivered fully leased.

*For a User/Investor, the building can potentially be delivered with 5,000-10,000 SF Vacant along with some yard space.

*Please contact for further Details

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Exterior



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Tenant #1

Caliber Collision was founded in 1997 and has grown into the nation's largest auto collision repair provider, with its parent company, Caliber, now operating over 1,800 centers nationwide.



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Tenant #2

Autosport Designs Inc. was founded by Tom Papadopoulos in 1989, offering restoration, mechanical, and storage services for collector cars, specializing in marques like Ferrari, Porsche, and Aston Martin. This location is used strictly for vehicle storage.



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Tenant #3

TKX Performance was Established in 2005 as a true Porsche performance shop. TKX Performance boasts a Porsche Gold Level Certification and a Zertifizierter Technician Certification. TKX also services and maintains competition race cars.



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