

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

159 ADAMS AVENUE

HAUPPAUGE, NEW YORK

FOR LEASE | UNDER CONSTRUCTION



± 26,031 SF | MODERN LOGISTICS FACILITY | HAUPPAUGE INNOVATION PARK





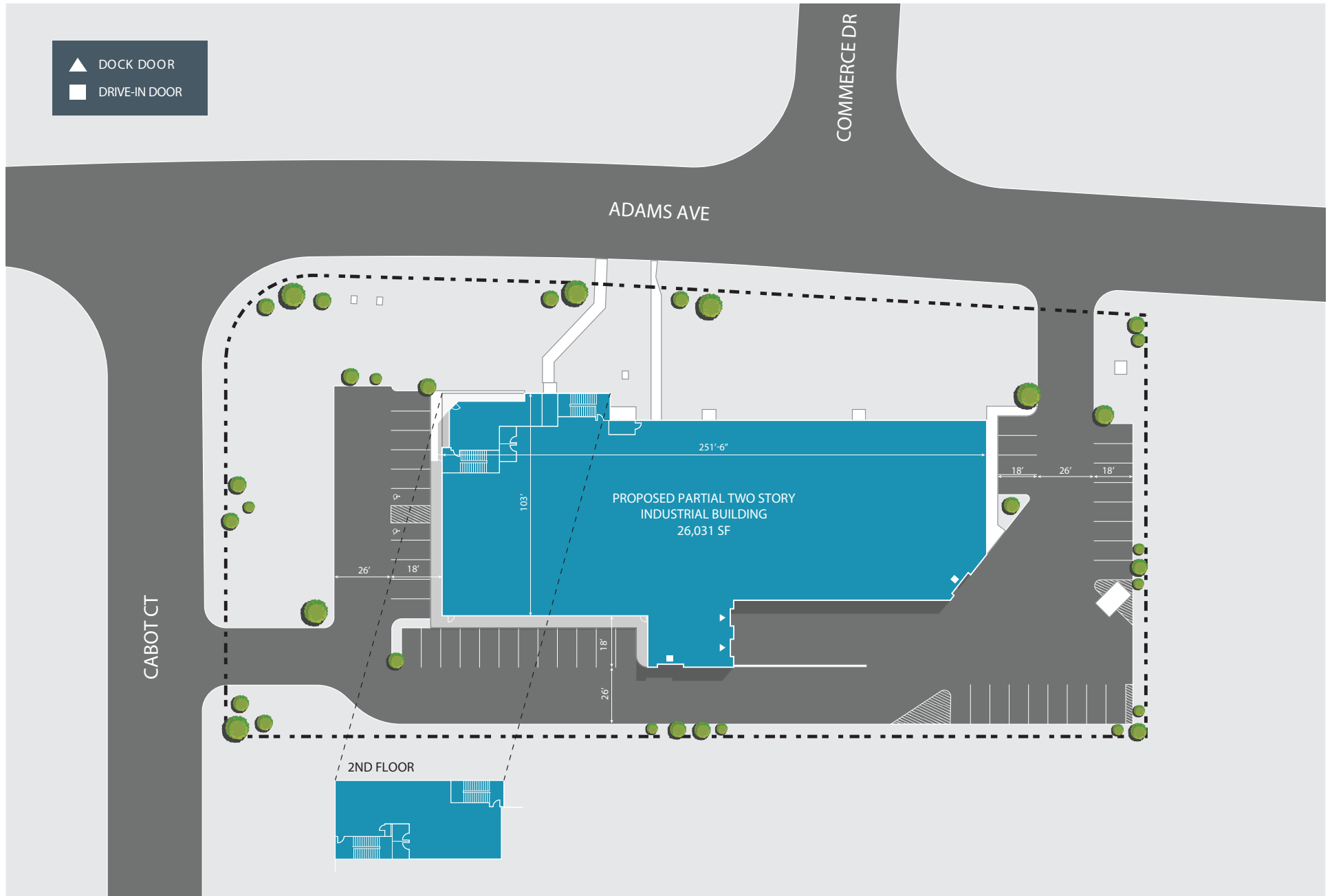
PROPERTY OVERVIEW

BUILDING SIZE:	± 26,031 SF
PLOT SIZE:	2.00 AC
OFFICE AREA:	To Suit
CEILING HEIGHT:	30'
LOADING DOCKS:	2
DRIVE-INS:	1
SPRINKLERED:	Yes
PARKING:	44 Spaces
AVAILABILITY DATE:	Est. Q3 2027
REAL ESTATE TAXES:	IDA Benefits Available
LEASE PRICE:	Upon Request

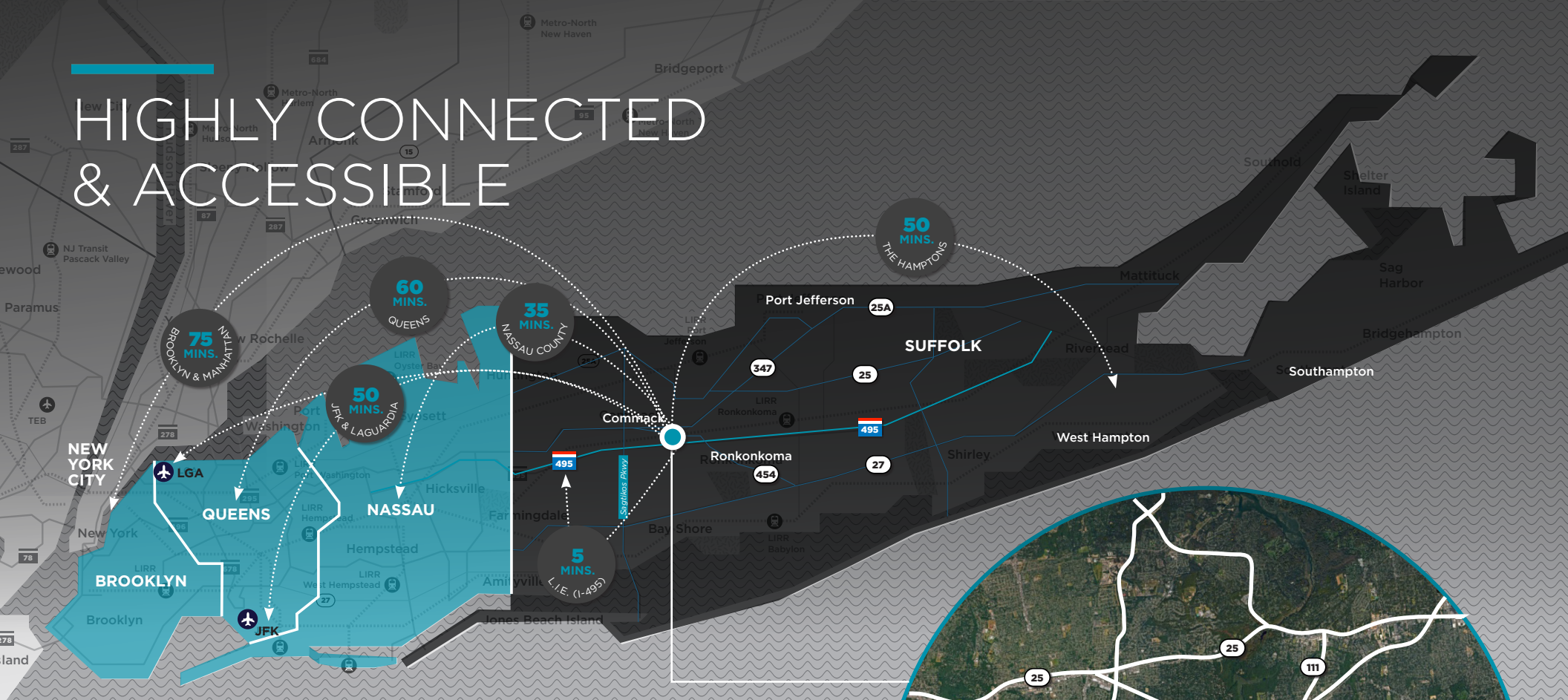
PROPERTY HIGHLIGHTS

- Located within the Hauppauge Industrial Park
- Largest concentration of industrial and office users on Long Island
- **Corner Location**
 - Situated on the corner of Adams Avenue and Cabot Avenue, providing strong visibility
- **Truck Access & Circulation**
 - Dedicated truck circulation around the building.
 - Loading area positioned along the south side of the facility

SITE PLAN

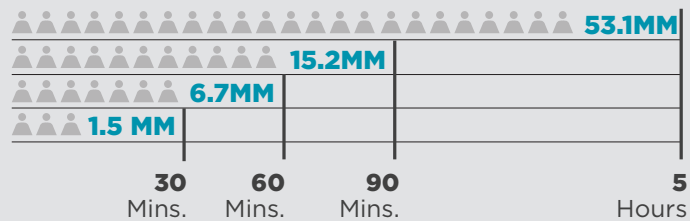


HIGHLY CONNECTED & ACCESSIBLE



Home to more than **1,300** business, **55,000+** employees and accounts for more than **8%** of the Long Island's GDP.

Drive Time Populations



High Income & Affluent Consumer Base

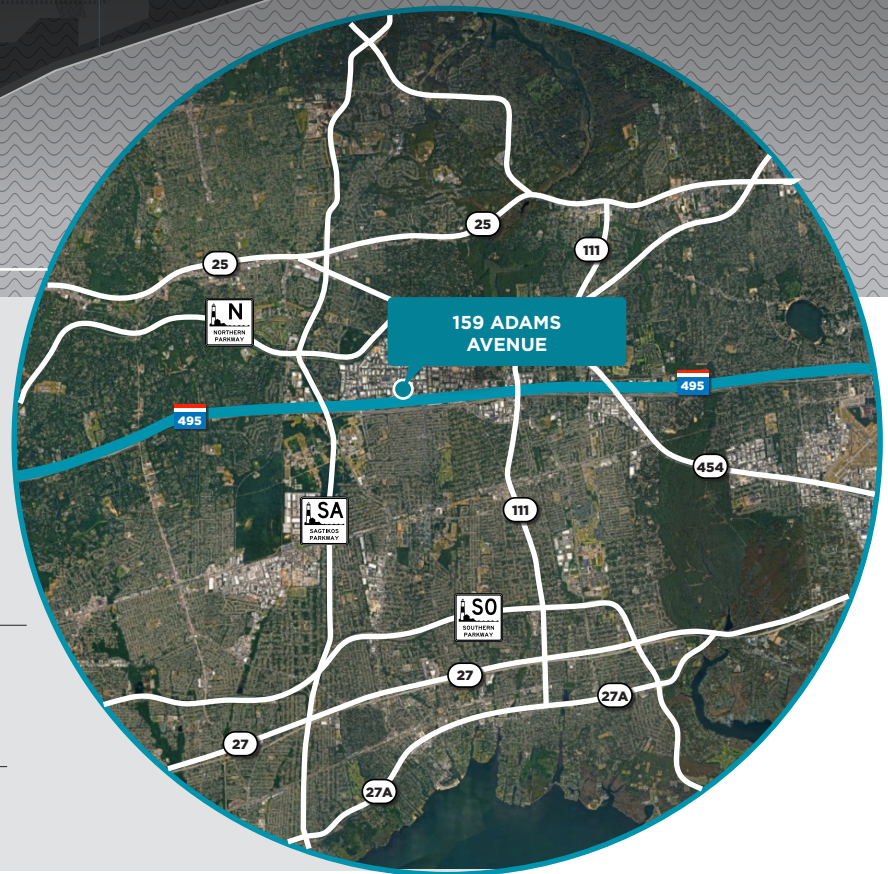
\$183,751

Average household income

STRONG LABOR & EMPLOYEE MIX

32.4%

Blue Collar Employment



INDUSTRIAL FACILITY FOR LEASE

159 ADAMS AVENUE
HAUPPAUGE, NY



FOR MORE INFORMATION,
CONTACT:

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