




# VenturePark Hauppauge


49 WIRELESS BOULEVARD, HAUPPAUGE, NEW YORK | [WWW.VENTUREPARKHAUPPAUGE.COM](http://WWW.VENTUREPARKHAUPPAUGE.COM)

COLD STORAGE CAPABLE | IDEAL FOR TEMPERATURE CONTROLLED USERS

IMMEDIATE OCCUPANCY | SLAB POURED TO SUIT

75,291 SF CLASS A INDUSTRIAL WAREHOUSE  
FOR LEASE | 10-YEAR PILOT IN-PLACE

 VentureOne

 CUSHMAN &  
WAKEFIELD

 AFFINIUS<sup>®</sup>  
CAPITAL



# HIGHLIGHTS



**SQUARE FOOTAGE AVAILABLE**  
75,291 SF Total



**OFFICE SPACE**  
2,327 SF (Newly Built)



**CLEAR HEIGHT**  
36'



**COLUMN SPACING**  
54' x 50' (60' Speedbays)



**PARKING**  
77 Stalls



**PROPERTY TAXES**  
\$2.10 PSF (Sales Tax Exemptions Available)



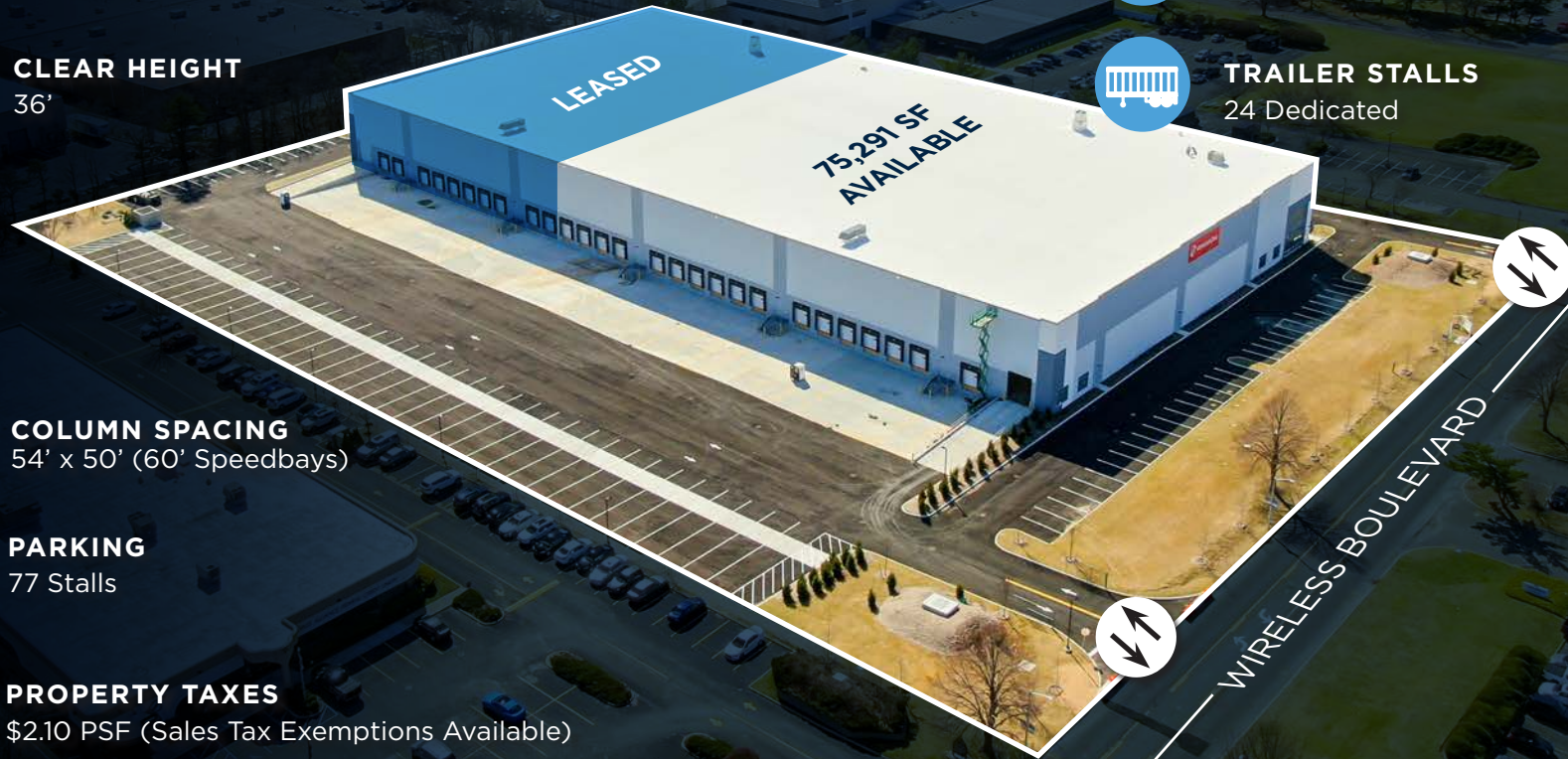
**LOADING DOCKS**  
17



**DRIVE-INS**  
1



**TRAILER STALLS**  
24 Dedicated











LONG ISLAND INNOVATION PARK (HAUPPAUGE)

EXIT 54

LONG ISLAND EXPRESSWAY



VETERANS HIGHWAY



VenturePark HAUPPAUGE

Raymour & Flanigan  
FURNITURE | MATTRESSES

CLOSE PROXIMITY TO THE LONG ISLAND EXPRESSWAY (0.8 MILES)

Sysco

FedEx

LONG ISLAND MACARTHUR AIRPORT (ISP)

VenturePark ISP

amazon

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

FedEx

FERGUSON

SUNRISE HIGHWAY

27

27





NASSAU COUNTY | 12 MILES



HAMPTONS | 31 MILES



NYC | 31 MILES



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