VenturePark ISP

EV Ready

2950 VETERANS MEMORIAL HIGHWAY, BOHEMIA, NEW YORK | WWW.VENTUREPARKISP.COM

DIVISIONS AVAILABLE

121,270 SF INDUSTRIAL LOGISTICS CENTER WITH 10-YEAR PILOT FOR LEASE | AVAILABLE Q3 2023

VentureOne

CUSHMAN & WAKEFIELD

AFFINIUS® CAPITAL

VenturePark ISP | AT 2950 VETERANS MEMORIAL HIGHWAY | www.ventureparkisp.com

HIGHLIGHTS

DELIVERY
Q3 2023

SQUARE FOOTAGE
121,270 SF (Office to Suit)

CLEAR HEIGHT
36’

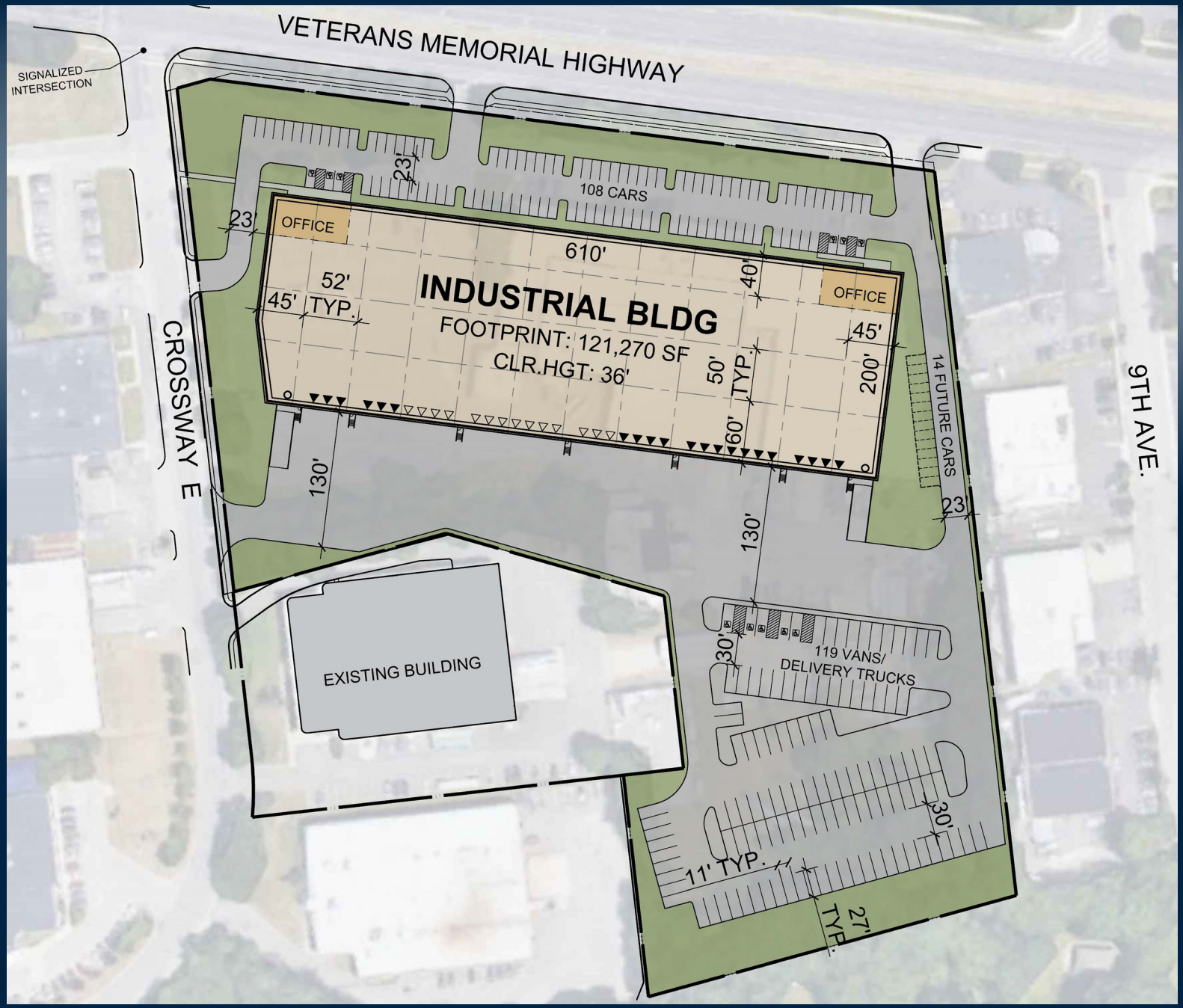
COLUMN SPACING
50’ x 52’ with 60’ Speed Bays

LOADING DOCKS
21 (Expandable)

DRIVE-INS
2

PARKING (EV READY)
108 Car Parks
(Can add 14 spaces)
119 Van/Delivery Truck Parks
Total: 241 Spaces

PROPERTY TAXES
$1.08 PSF


VETERANS MEMORIAL HIGHWAY
SIGNALIZED INTERSECTION
23'
108 CARS
23'
OFFICE
610'
52'
45' TYP.
INDUSTRIAL BLDG
FOOTPRINT: 121,270 SF
CLR.HGT: 36'
40'
OFFICE
45'
50' TYP.
200'
60'
14 FUTURE CARS
CROSSWAY E
9TH AVE.
130'
130'
23'
EXISTING BUILDING
30'
119 VANS/
DELIVERY TRUCKS
30'
11' TYP.
27' TYP.

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LONG ISLAND INNOVATION PARK (HAUPPAUGE)

ADP

Coca-Cola

DHL

EXIT 54

VenturePark HAUPPAUGE

LONG ISLAND EXPRESSWAY

EXIT 57

495

VETERANS HIGHWAY

Raymour & Flanigan FURNITURE | MATTRESSES

Sysco

PHARMAPACKS ALL YOUR DAILY NEEDS

FedEx

VenturePark ISP

VenturePark ISP II

LONG ISLAND MACARTHUR AIRPORT (ISP)

amazon

FedEx

FERGUSON

27

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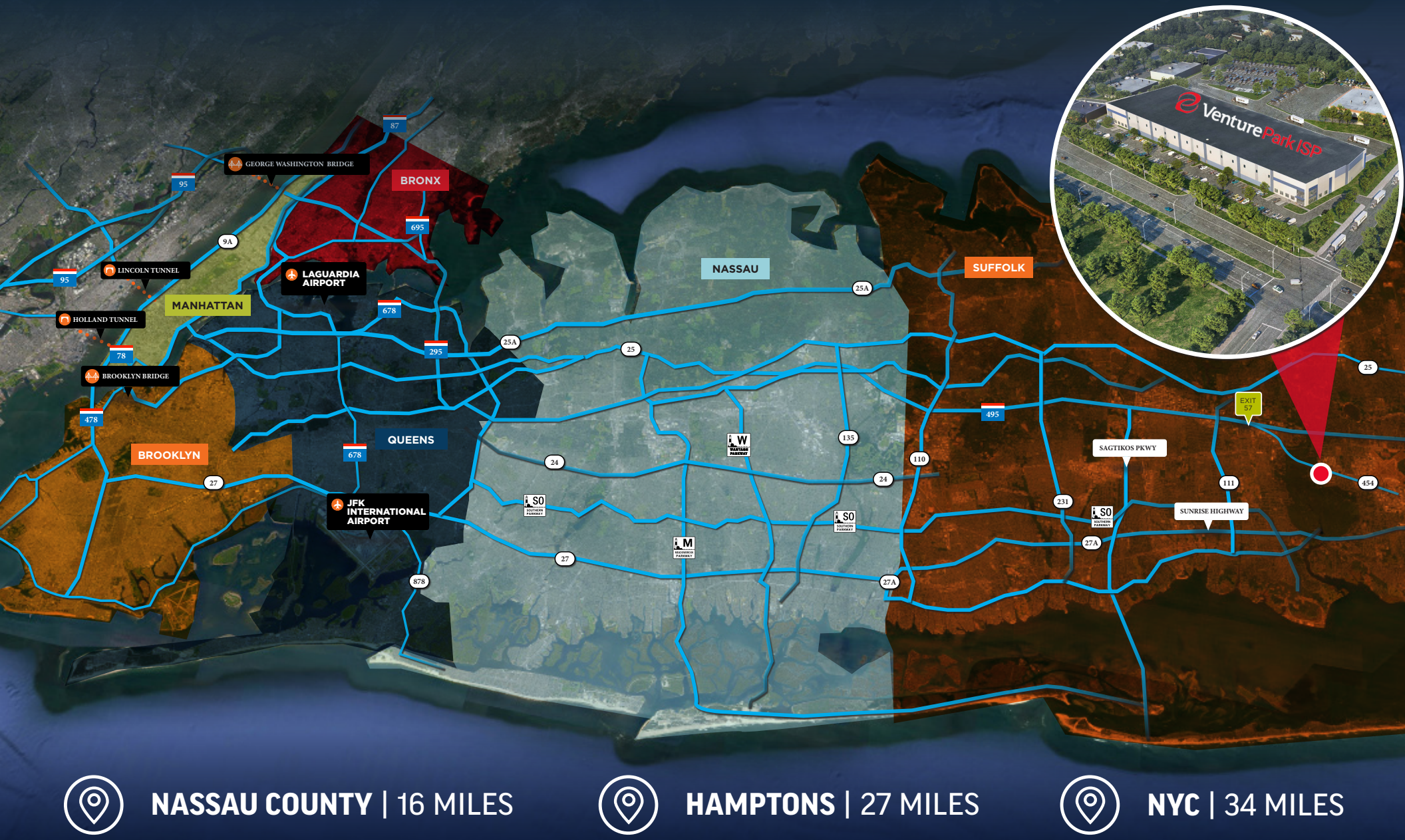

NASSAU COUNTY | 16 MILES

HAMPTONS | 27 MILES

NYC | 34 MILES

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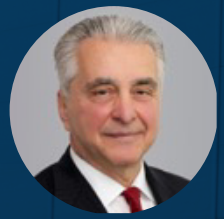
FOR LEASING INFORMATION, PLEASE CONTACT:



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VentureOne

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