



VenturePark Hauppauge

49 WIRELESS BOULEVARD, HAUPPAUGE, NEW YORK | WWW.VENTUREPARKHAUPPAUGE.COM

**NEW CONSTRUCTION WITH EXCESS PARKING
IMMEDIATE OCCUPANCY**


LEASED

75,291 SF
AVAILABLE

LEASED

24 AVAILABLE
TRAILER STALLS

**75,291 SF | MODERN WAREHOUSE | 24 TRAILER STALLS
FOR LEASE | 10-YEAR PILOT IN-PLACE**

 VentureOne

 CUSHMAN &
WAKEFIELD

 AFFINIUS[®]
CAPITAL

HIGHLIGHTS



SQUARE FOOTAGE AVAILABLE
75,291 SF Total



LOADING DOCKS
17



CAR PARKING
51 Stalls



OFFICE SPACE
2,327 SF (Newly Built)



DRIVE-INS
1



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



CLEAR HEIGHT
36'



TRAILER STALLS
24 Dedicated



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







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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