

# 1516 Motor Pkwy

HAUPPAUGE/ISLANDIA, NEW YORK

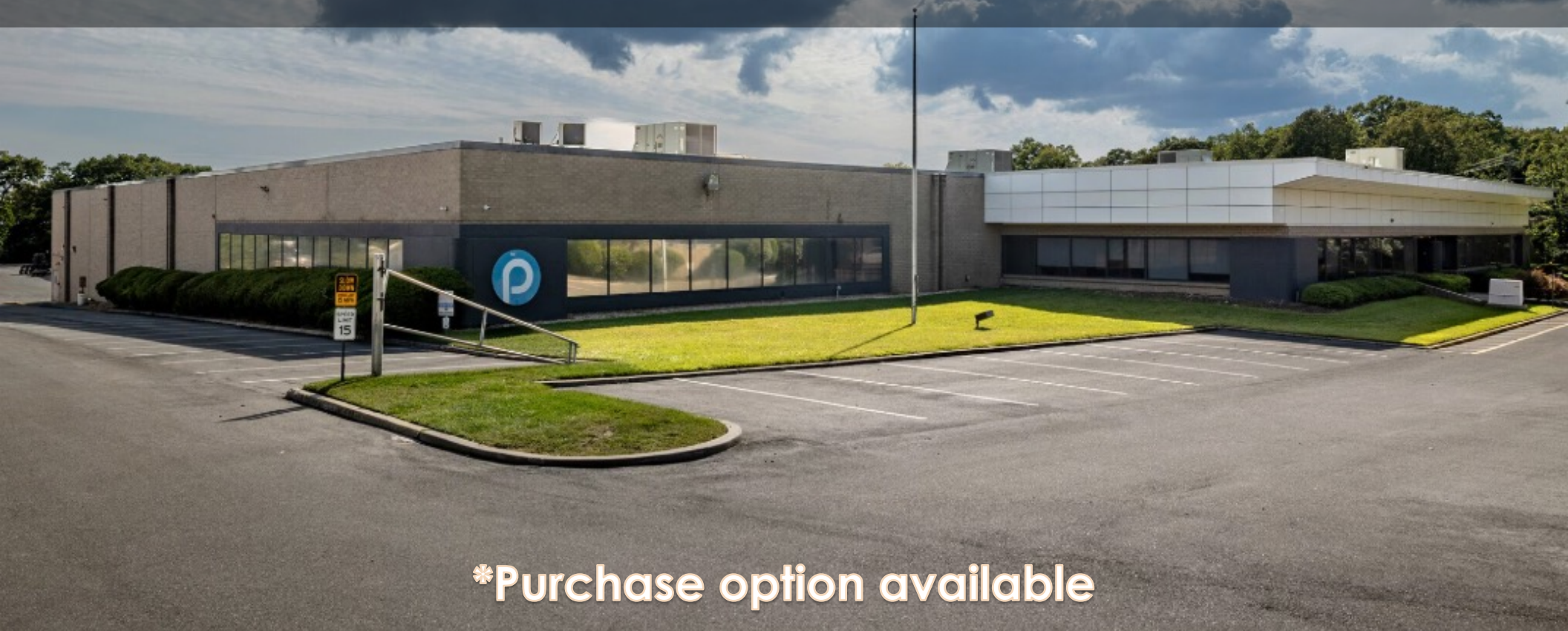
FOR SALE OR LEASE | 140,125 SF INDUSTRIAL BUILDING ON 7.92 ACRES

 **PREMIER**  
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

## FOR SALE OR LEASE\*

### 140,000 SF Building on 7.92 Acres HAUPPAUGE/ISLANDIA, NY



\*Purchase option available

#### FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

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**PREMIER COMMERCIAL RE LLC**  
500 N. Broadway, Suite 105  
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## Property Specifications:

<b>Building Size:</b>	<b>+/- 140,125 SF</b>
<b>Lot Size:</b>	<b>+/- 7.92 Acres</b>
<b>Office:</b>	<b>+/- 6,000 SF</b>
<b>Ceiling Height:</b>	<b>22' Clear</b>
<b>Loading:</b>	<b>12 Docks, 1 Drive-in</b>
<b>Power:</b>	<b>1,600 AMPS</b>
<b>HVAC:</b>	<b>Full climate control</b>
<b>Sprinkler System:</b>	<b>ESFR</b>
<b>Parking:</b>	<b>241 Spaces</b>
<b>Zoning:</b>	<b>Light Industrial</b>
<b>Annual RE Taxes:</b>	<b>\$356,996.98 (\$2.55 PSF)</b>
<b><u>Sale Price:</u></b>	<b>\$38,500,000</b>
<b><u>Lease Price:</u></b>	<b>\$16.50 PSF NNN</b>

## Divisions Possible 30,000 – 140,000 SF



## Property Highlights:

- Ideal for a corporate HQ with a strong local labor force
- Excellent distribution facility with full climate control throughout
- Minutes L.I.E. Exit 57 and Trader Joe's 921,000 SF brand new distribution hub
- IDA benefits available for qualified purchasers
- 3.49% assumable mortgage available for qualified purchasers

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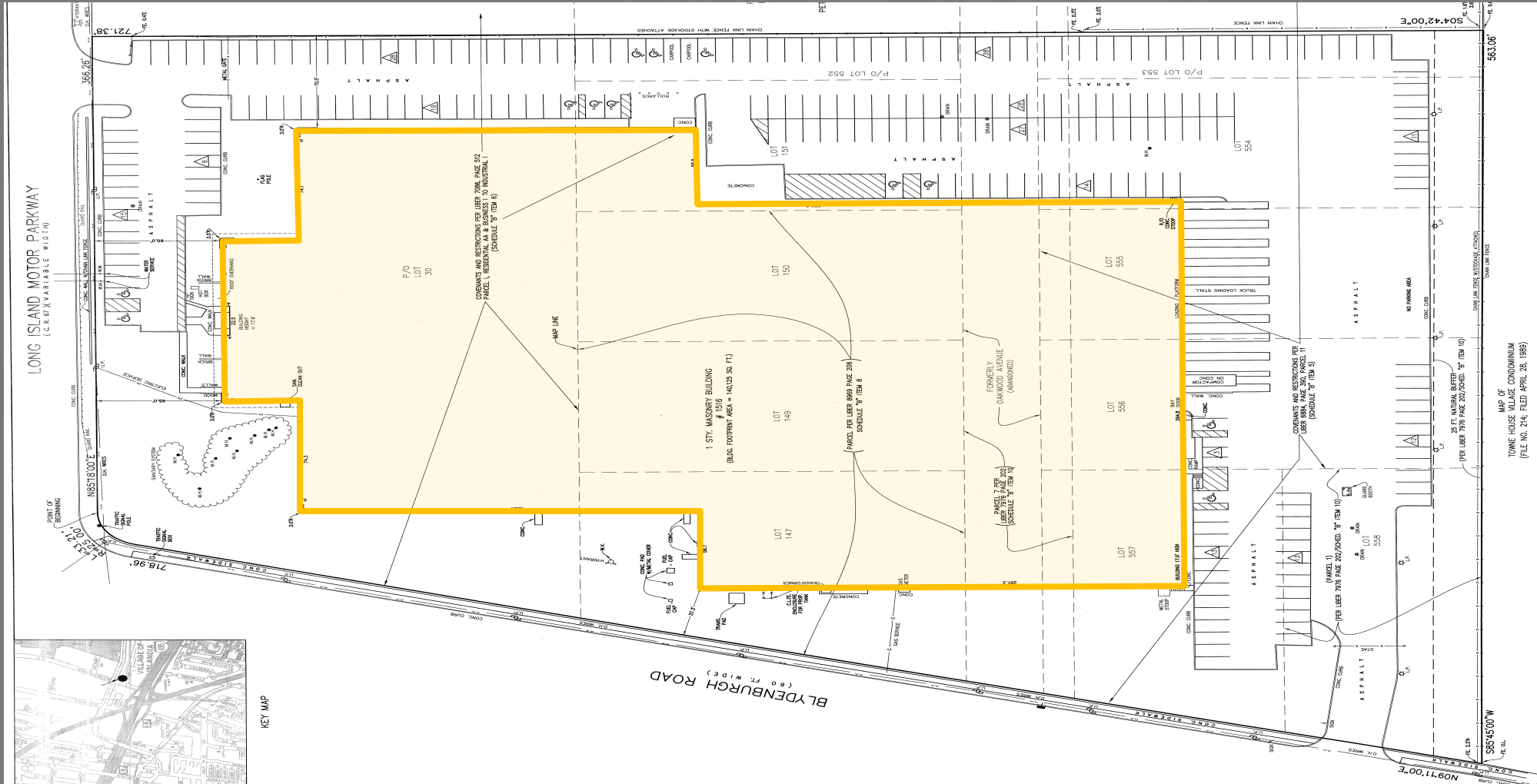
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## Property Survey:



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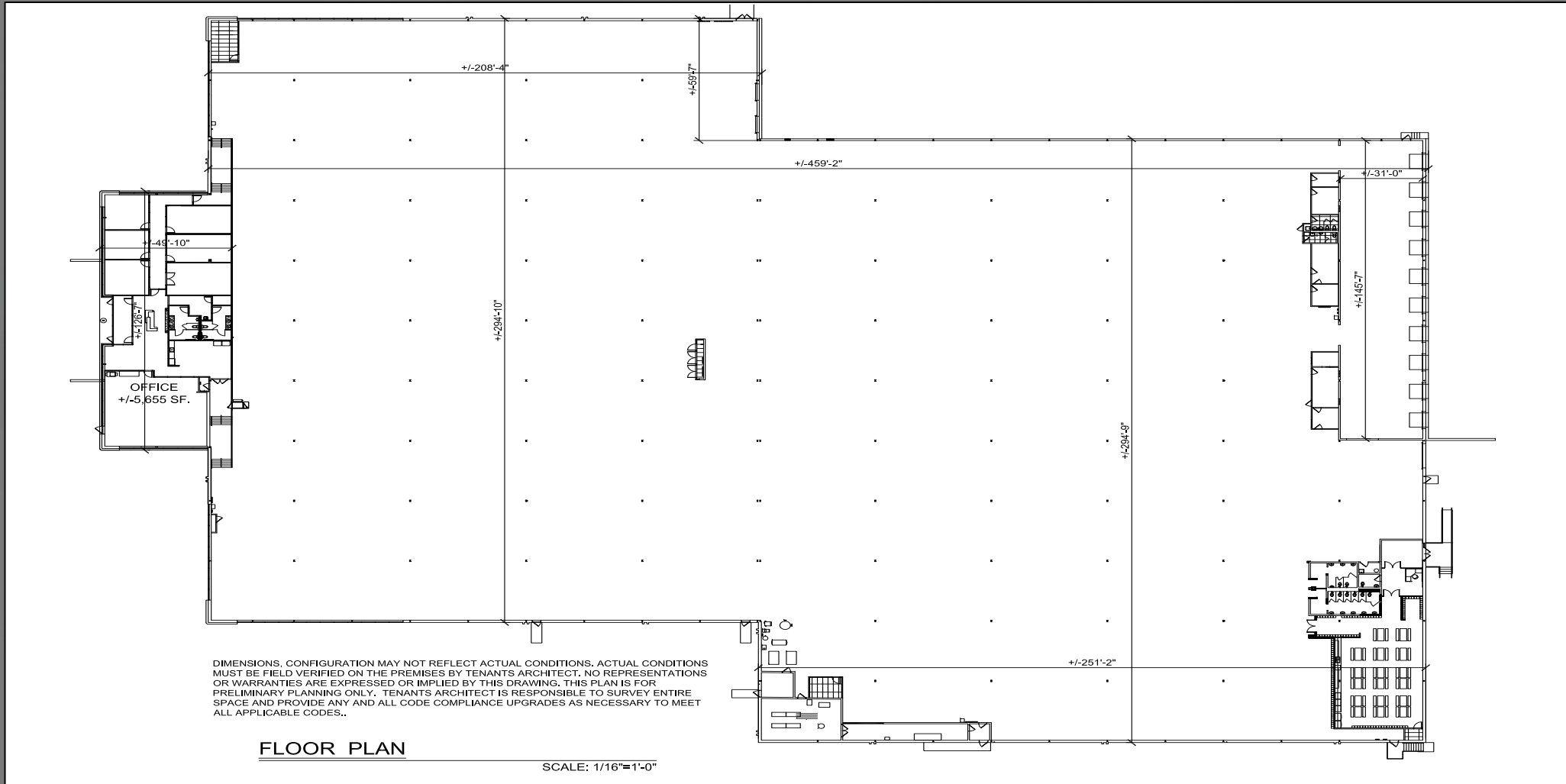
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## Floor Plan:



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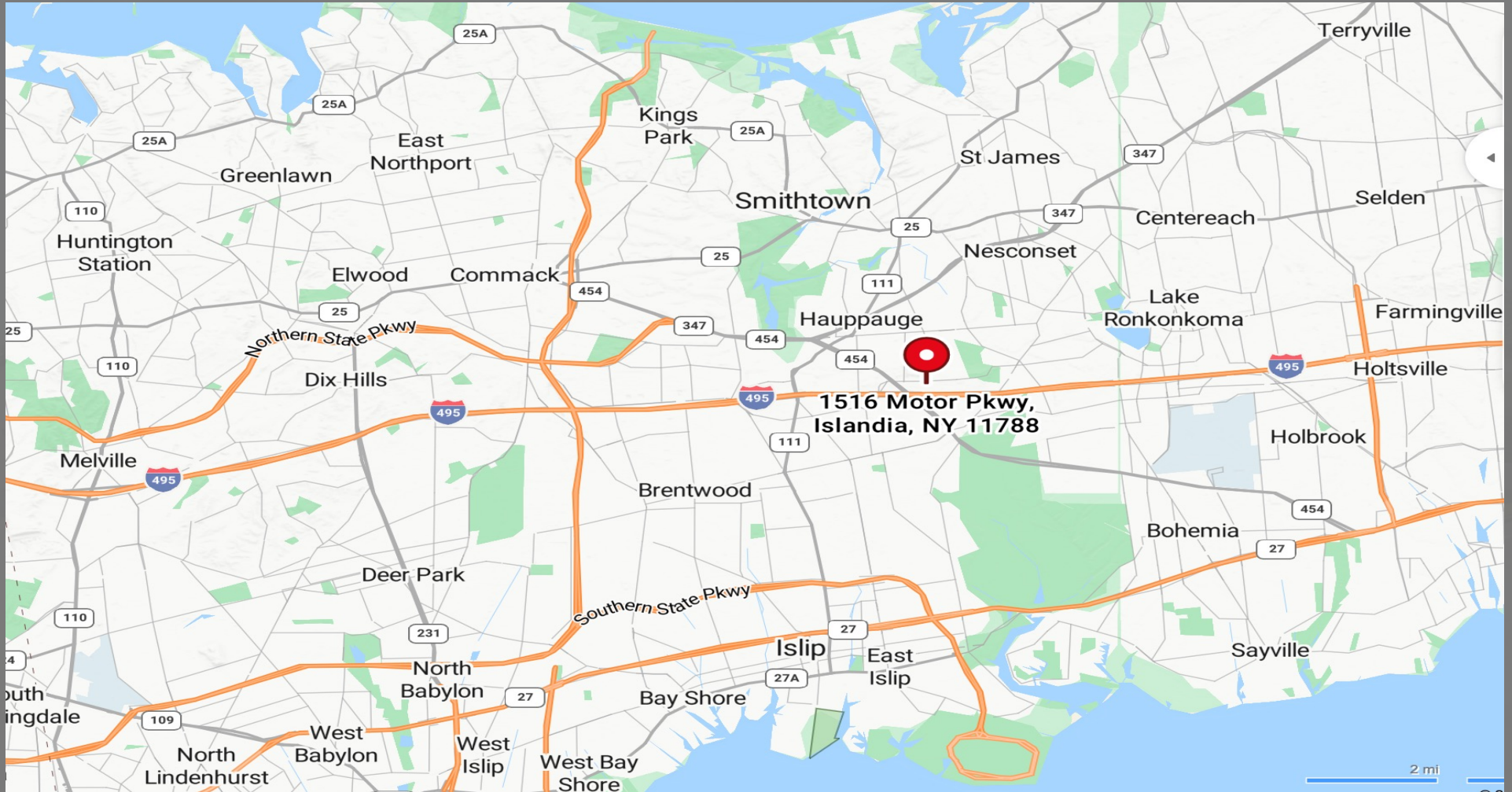
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## MAP:



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