

# 110 MOTOR PARKWAY HAUPPAUGE, NY

FOR SALE: ± 10.40 ACRE REPOSITION / REDEVELOPMENT OPPORTUNITY LOCATED IN HAUPPAUGE OFF OF THE LIE / I-495

CURRENTLY OPERATING AS RADISSON HOTEL (209 ROOMS) - LIGHT INDUSTRY (LI) ZONING IN LONG ISLAND INNOVATION PARK



Lot 4.2

Lot 4.1

I-495 Service Road (Westbound)



Radisson Hotel - Long Island: 209 Rooms



Better never settles



## EXECUTIVE SUMMARY

# Request for Proposal

Cushman & Wakefield has been retained exclusively to market for sale, **110 Motor Parkway, Hauppauge**, a rare development opportunity in the central Long Island Hauppauge community. The site is located just off exit 53, with access via a four-way interchange of Motor Parkway and I-495 (Long Island Expressway.)

This ±79,400 SF hotel presents investors and developers with a prime opportunity to acquire 209 rooms situated on ±10.40 acres — ideal for repositioning, alternative use, and/or new development.

**110 Motor Parkway** is strategically located at the entrance of the Long Island Innovation Park, previously known as the Hauppauge Industrial Park. Encompassing over 17,000,000 square feet, it stands as the second-largest industrial park in the nation. The buildings benefit from a prime position at the intersection of the Long Island Expressway, the main east/west artery of Long Island, and the Sagtikos Parkway, a significant north/south route.

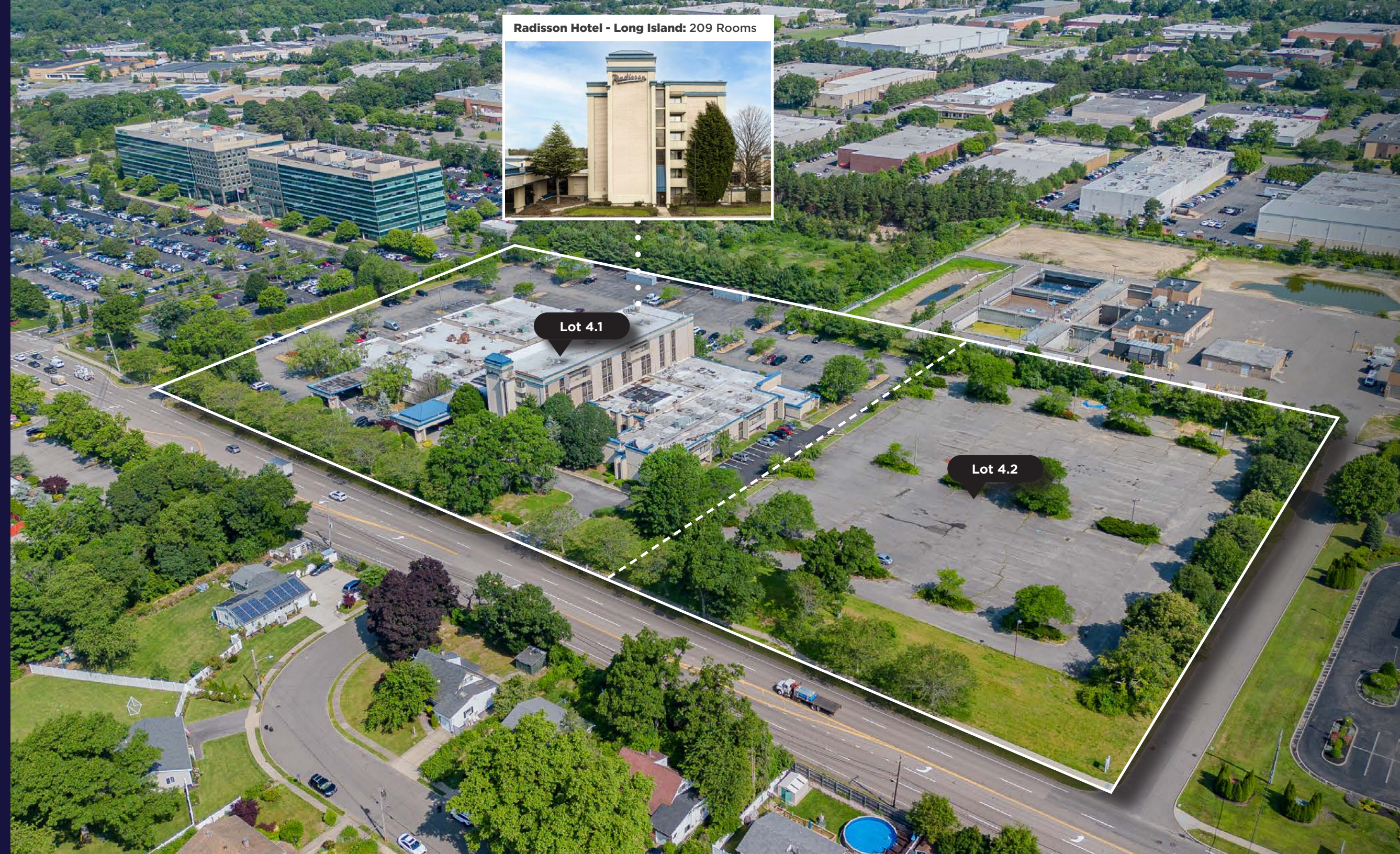
### PROPERTY SUMMARY

SECTION / BLOCK / LOTS	181 / 2 / 4.1, 4.2
PROPERTY TYPE	Hotel / Land (Parking)
MUNICIPALITY	Town of Smithtown
HOTEL SIZE	± 79,400 SF
HOTEL ROOMS	209 Rooms
COMBINED LOT SIZE	± 17,424 SF / 10.40 Acres
PARKING SPACES	340 (approx.)
ZONING	Light Industry (LI)
REAL ESTATE TAXES (2024)	TBD

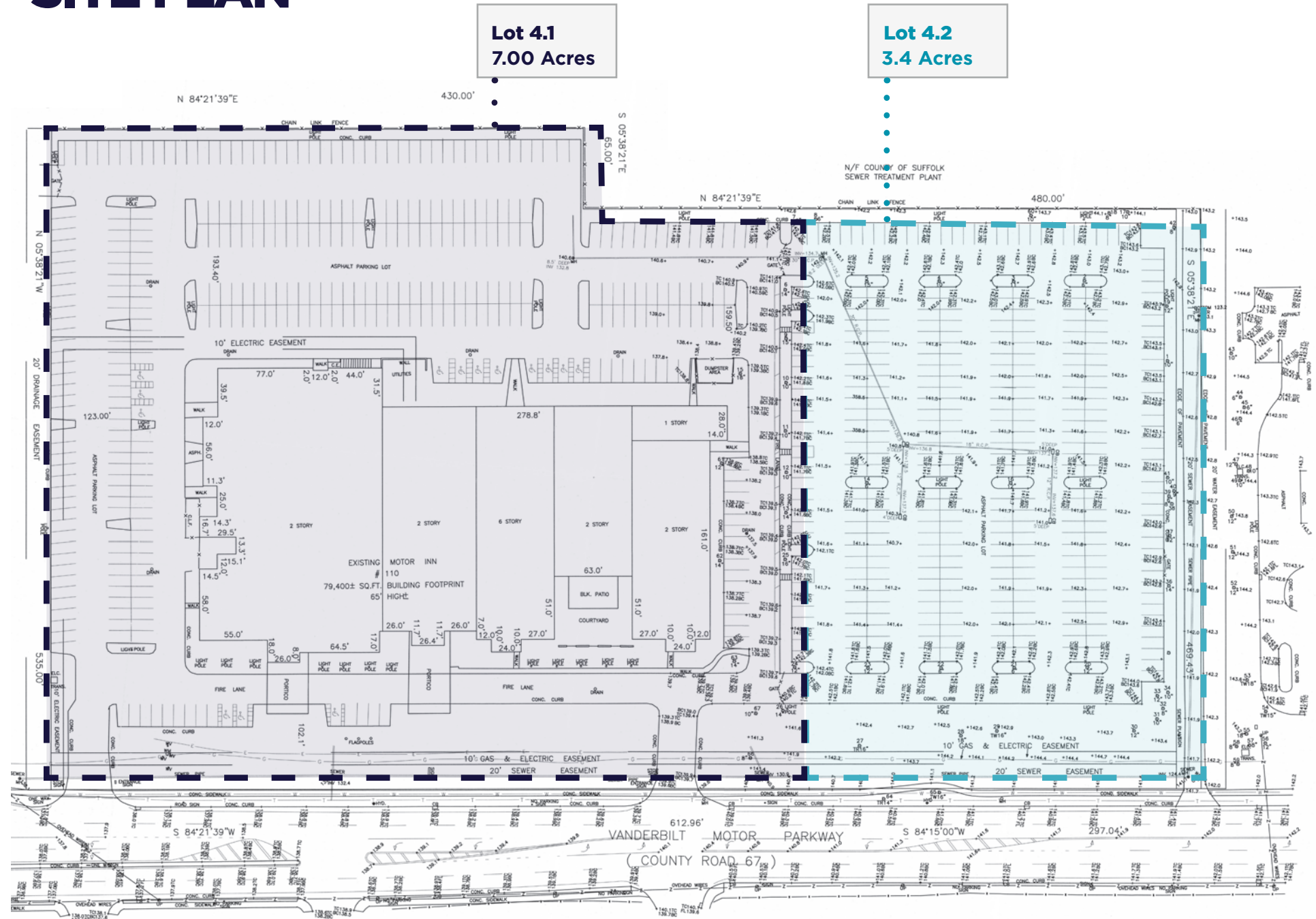
### TAX MAP



Motor Parkway



# SITE PLAN



# ZONING ANALYSIS

**Zoning Authority:** Town of Smithtown

**Zoning District:** Light Industry (LI) - Hauppauge Industrial Park Overlay District

**Permitted Uses (As-of-Right):**

P: agriculture, arts studio, bank, broadcast studio/station, christmas tree sales, church/place of worship, convent or monastery, customary accessory structure/use, dish antenna, fire or ambulance station, food retail, indoor commercial recreation, medical laboratory, mini storage warehouse, museum, nursery, office, park/playground/nature preserve, parking for business/industrial uses, printing plant, private garage, private swimming pool, public library, research laboratory, restaurant, school, signs, warehouse, wholesale business or distributor

**Zoning Code:** § 322-34 Specific overlay districts.

The Hauppauge Industrial Park, also known as the “John V. N. Klein Industrial Park,” is a unique land use feature of Town containing a large concentration of high-value warehousing, manufacturing, and office uses in an attractive planned industrial park setting. The regulations set forth in this section are intended to provide flexibility to allow the Hauppauge Industrial Park to continue to be attractive for high-quality business development, and to be competitive with other industrial areas in the region and nation. The Hauppauge Industrial Park Overlay District shall comprise a portion of the Light Industrial zoned properties located in the Hauppauge Industrial Park.

[Amended 7-14-2015]





*Fun Fact: With 1,300 companies employing over 55,000 people, the Long Island Innovation Park at Hauppauge is the largest park in the northeast and one of the largest in the entire country. Just over 2 square miles, the Hauppauge Industrial Park accounts for approximately 1 in 20 jobs on Long Island.*

# INVESTMENT HIGHLIGHTS

## Large Scale Redevelopment Opportunity (10.40 Acres)

The site currently features a ±79,400 SF hotel with 209 rooms, offering investors and developers a prime opportunity for repositioning, alternative use, or new development — with a prime location on I-495 in the Long Island Innovation Park at Hauppauge.

## Significant Long Island Expressway Frontage

Boasting an impressive 2,600 feet of wraparound frontage along the Long Island Expressway (I-495), this unique hospitality location offers unparalleled visibility from all directions.

## Convenient Accessibility / Central Location

This site is located directly off the LIE / I-495 in the western portion of Suffolk County of Long Island. Ideally positioned next to the Sunken Meadow / Sagtikos Parkway, the site enjoys prime Long Island accessibility from all locations. 100 Motor Parkway is an 8-minute drive to Brentwood or Deer Park Long Island Rail Road (LIRR) stations, and is 10-Miles from Long Island MacArthur Airport.

# CENTRAL LOCATION | SEAMLESS ACCESS



# PROPERTY AERIAL

Subject Property



Motor Parkway

Exit 53



# PROPERTY AERIAL



# LONG ISLAND INNOVATION PARK AT HAUPPAUGE



## Where Business Meets Innovation

The Long Island Innovation Park at Hauppauge doesn't merely foster innovation; it embodies it.

Designed in collaboration with Long Island's most visionary institutions, we are executing a "Blueprint for Innovation" to enhance business growth, strengthen workforce development, attract top talent, facilitate technology transfer, and build robust connections between businesses, government, and institutions.

Planned physical transformations include the establishment of a new "innovation node," an advanced manufacturing hub, a workforce training center, a new residential component, modernized infrastructure, seamless thoroughfares, greenway connections, and extensive solar roofing.

Centrally located on Long Island, the park is approximately an hour's drive from New York City, with easy access from the Long Island Expressway, the Northern State Parkway, and the Sagtikos Parkway. It is also just a few miles from Long Island MacArthur Airport and the Long Island Railroad's Main Line.

**2ND LARGEST INDUSTRIAL PARK IN THE NATION  
AFTER SILICON VALLEY**

**1,350 COMPANIES**

**55,000 EMPLOYEES**

**\$13 BILLION IN  
ANNUAL OUTPUT**

**58% TRADABLE  
INDUSTRIES**





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## LONG ISLAND INVESTMENT SALES TEAM

**Daniel A. Abbondandolo**  
Executive Director  
dan.abb@cushwake.com  
+1 631 425 1232

**Joegy Raju**  
Director  
joegy.raju@cushwake.com  
+1 631 425 1216

**Rob Cullen**  
Senior Associate  
rob.cullen@cushwake.com  
+1 631 425 1286

**Victor Little**  
Associate  
victor.little@cushwake.com  
+1 631 425 1239

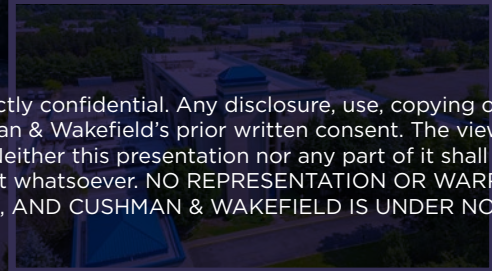
**Alex Klausner**  
Associate  
alex.klausner@cushwake.com  
+1 631 425 1233

**Elaine Preto**  
Executive Administrator  
elaine.preto@cushwake.com

I-495 Service Road (Westbound)



RADISSON HOTEL - LONG ISLAND



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Better never settles