



## **130-138 Railroad Street Huntington Station, NY 11746**

### **Property Description**

**Size:** 30,500 SF on 1.54 Acres

**Year Built:** 1988

**Construction Type:** Masonry Block

**Ceiling Height:** 15' Clear

**Loading:** 14 Drive-In Doors

**Zoning:** I-5 Heavy Industrial

**Power:** 1,200 Amps | 6 Meters

**Parking:** 60 Designated Parking Spaces

**Outdoor Storage:** Legal Outdoor Storage with  
Ample Yard Space

### **Multi-Tenant Industrial For Sale**

**Asking Price: \$7,999,000**

**Financing Information Available Upon Request**

### **For More Information Contact**

#### **Exclusive Broker:**

## **Joe Natoli**

Licensed RE Salesperson

📞 **Cell: 631-525-1099**

☎ **Office: 631.694.3500 Ext 318**

✉ **jnatoli@industryone.com**

🏠 **Industry One Realty Corp  
150 Broadhollow Rd Suite 315  
Melville, NY 11747**

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# Listing Details

Tenant	Size (SF)	Lease End	Annual Renewal Increase Options	Monthly Fixed Rent	Annualized Fixed Rent	Annual Reimbursements	Gross Income	Gross PSF
Caliber Collision	10,500	5/31/2030	3% NONE	\$13,134.47	\$157,613.64	\$3,495.10	\$161,108.74	\$15.34
TKX	10,000	5/31/2026	3% NONE	\$13,554.44	\$162,653.28	\$3,984.82	\$166,638.10	\$16.66
Autosport Design	10,000	7/1/2031	3% Mutual 5- Year	\$12,445.83	\$149,349.96	\$35,000.00	\$184,349.96	\$18.43
Centennial Solar	Roof	4/1/2050	2% NONE	\$1,675.00	\$20,100.00	\$0.00	\$20,100.00	N/A

<b>TOTALS</b>	<b>\$40,809.74</b>	<b>\$489,716.88</b>	<b>\$42,479.92</b>	<b>\$532,196.80</b>	<b>\$17.45</b>
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## NOTES

- \*TKX Lease Expires in May and they can either be resigned at Market Price or Landlord can look for new Tenant/Tenants
- \*Market Price for the NW Suffolk Industrial is \$21.45 PSF with just 4% Vacancy
- \*Autosport's rent will be at \$18.97 PSF in 2026
- \*New Lease Would be Signed between \$18.97 and existing Market price of \$21.45
- \*Bringing Pro-Forma NOI to \$475,000-\$500,000 with an average of \$487,500

**Total Building Gross \$532,196.80**

**Taxes \$59,797.54**  
**Insurance \$20,863.50**  
**Non-Reimbursed CAM \$5,000.00**

**NOI \$446,535.76**  
**Pro-Forma NOI \$487,500.00**

130-138 Railroad Street is an attractive opportunity for both Users and Investors. The property is 30,500 SF on 1.54 Acres within I5 Heavy Industrial Zoning, allowing a variety of industrial uses and permits legal outdoor storage. The current CO's permit Autobody, Auto Repair, & Vehicle Storage, which frequently generate premium rents. The building currently has 3 tenants but contains 6 meters for electric and water and can easily be demised down to 6 units if desired.

The Property serves a niche Northwest Suffolk industrial submarket that's home to large concentration of small businesses and regional/national franchises. The average rental rate in the submarket is \$21.45 PSF (outperforming the rest of Long Island by over 11%) with only a 4% vacancy rate (far lower than the 5.8% vacancy rate of broader Long Island). There have been no new industrial projects in the area for the last 10+ years and it's highly unlikely the town will rezone more industrial, making this Property extremely rare and in high demand. This is one of the best maintained and most desirable multi-tenant industrial buildings in Huntington.

For a User, the building can be delivered with a 10,000 SF end cap unit vacating in May 2026. This unit boasts 4 oversized drive-in doors with full drive-through capability as well as 10,000 SF of yard space. The unit also contains ~1,000 SF of bonus 2nd floor office (not included in the SF).

For an Investor, the below-market TKX Performance lease comprising 10,000 SF expires in May and can be resigned at Fair Market Value, lifting the NOI to approximately \$487,500. Caliber Collision and TKX Performance are on landlord friendly modified gross lease structures, while Autosport Design operates on a NNN lease structure.

# Market Data

## Northwest Suffolk Industrial Submarket

Long Island - NY USA ☆☆☆☆

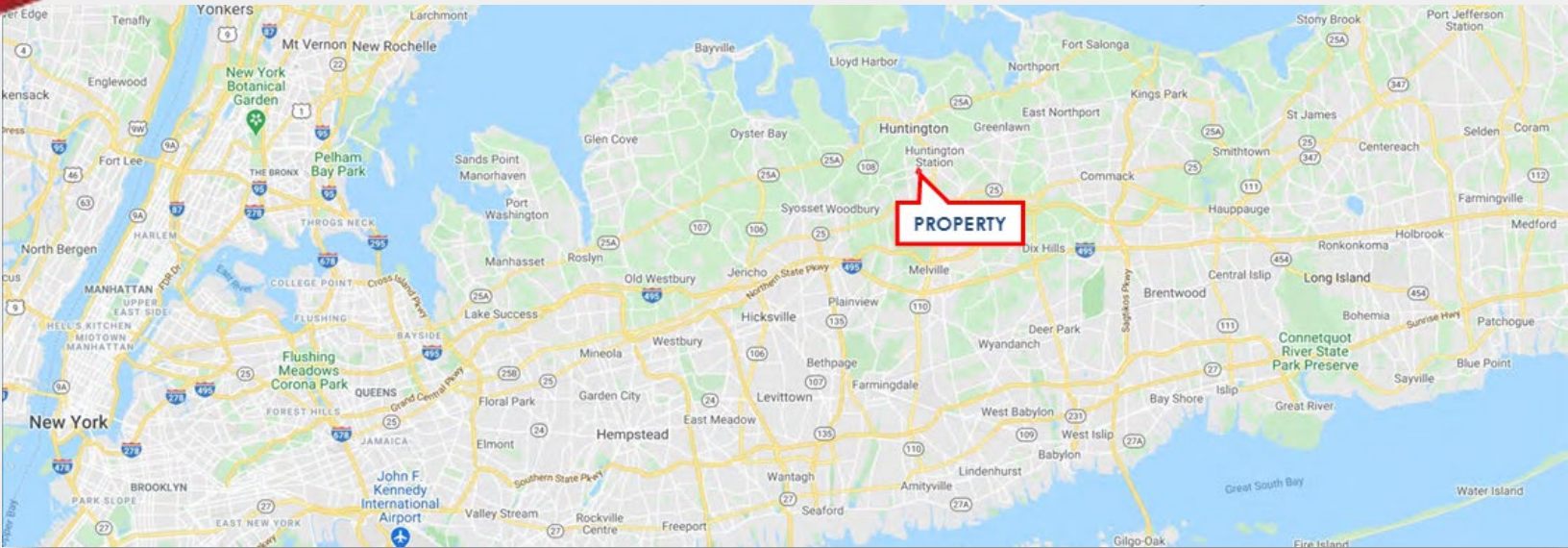
3.5M ↓  
Inventory SF

0 ↓  
Under Constr SF

35.9K ↑  
12 Mo Net Absorp SF

4.0% ↓  
Vacancy Rate

\$21.45 ↑  
Market Asking Rent/SF



The Northwest Suffolk industrial submarket has a vacancy rate of 4.0% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -1.0%, a result of no net delivered space and 35,000 SF of net absorption. Northwest Suffolk's vacancy rate of 4.0% positively contrasts the submarket's five- year average of 5.1% and the 10-year average of 4.8%.

The Northwest Suffolk industrial submarket has roughly 110,000 SF of space listed as available, for an availability rate of 3.1%. As of the third quarter of 2025, there is no industrial space under construction in Northwest Suffolk. Nothing has been under construction in the submarket for the past 10 years.

	Northwest Suffolk Industrial	Long Island Industrial
Market Asking Rent/SF	\$21.45 ↑	\$19.32 ↑
Vacancy Rate	4.0% ↓	5.8% ↑
Vacant SF	139K ↓	10.7M ↑
Availability Rate	3.1% ↓	7.3% ↓
Available SF Direct	109K ↓	12.7M ↑
Available SF Sublet	0 ↓	827K ↓
Available SF Total	109K ↓	13.4M ↓
Months on Market	8.5	8.5

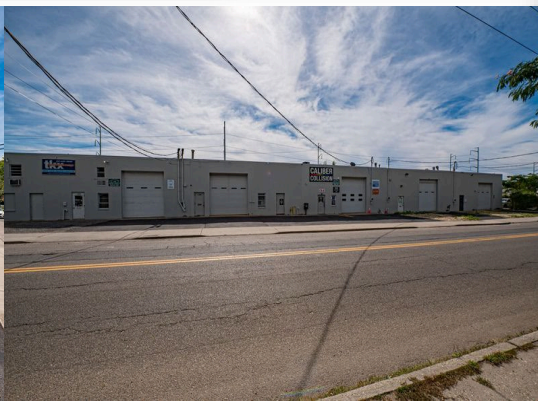
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# Exterior



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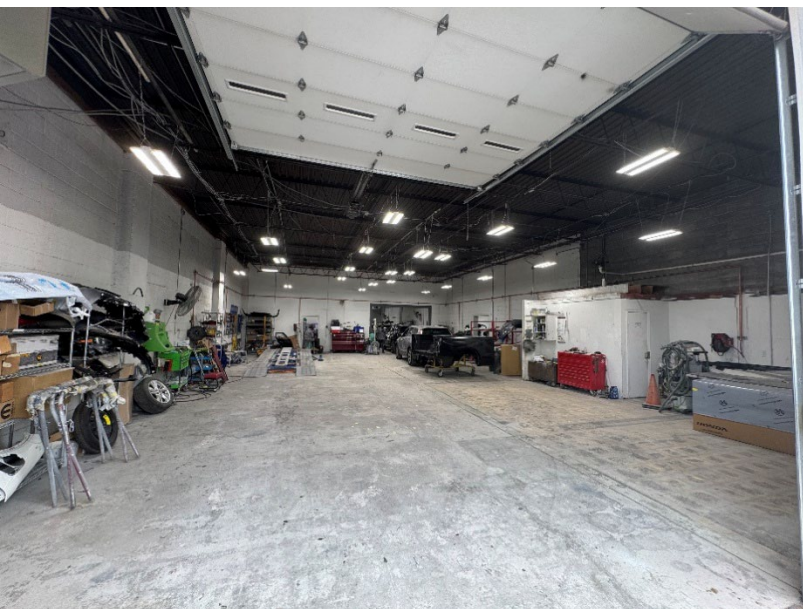
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# Tenant #1

Caliber Collision was founded in 1997 and has grown into the nation's largest auto collision repair provider, with its parent company, Caliber, now operating over 1,800 centers nationwide.



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# Tenant #2

**Autosport Designs Inc. was founded in 1989, offering restoration, mechanical, and storage services for collector cars, specializing in brands like Ferrari, Porsche, and Aston Martin. This location is used strictly for vehicle storage.**



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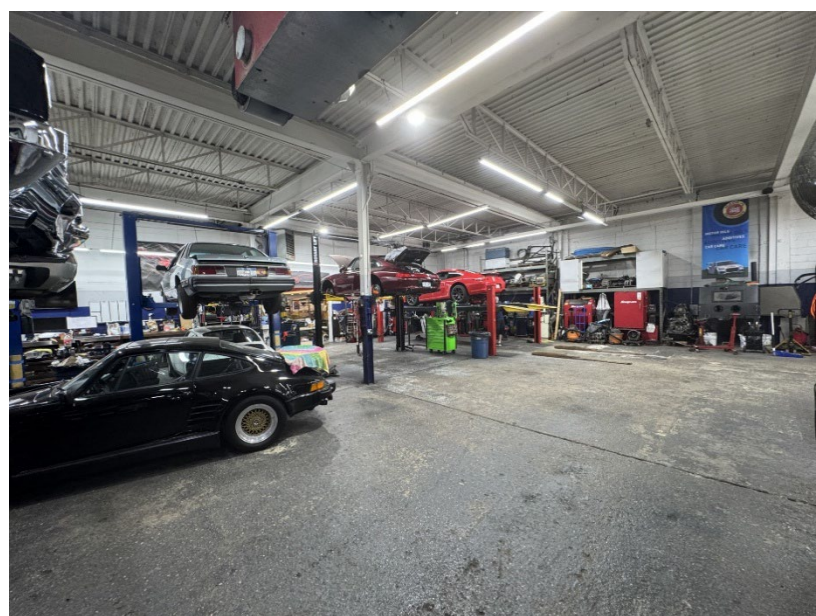
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# Tenant #3

TKX Performance was established in 2005 as a true Porsche performance shop. TKX boasts a Porsche Gold Level Certification and a Zertifizierter Technician Certification. TKX also services & maintains competition race cars.



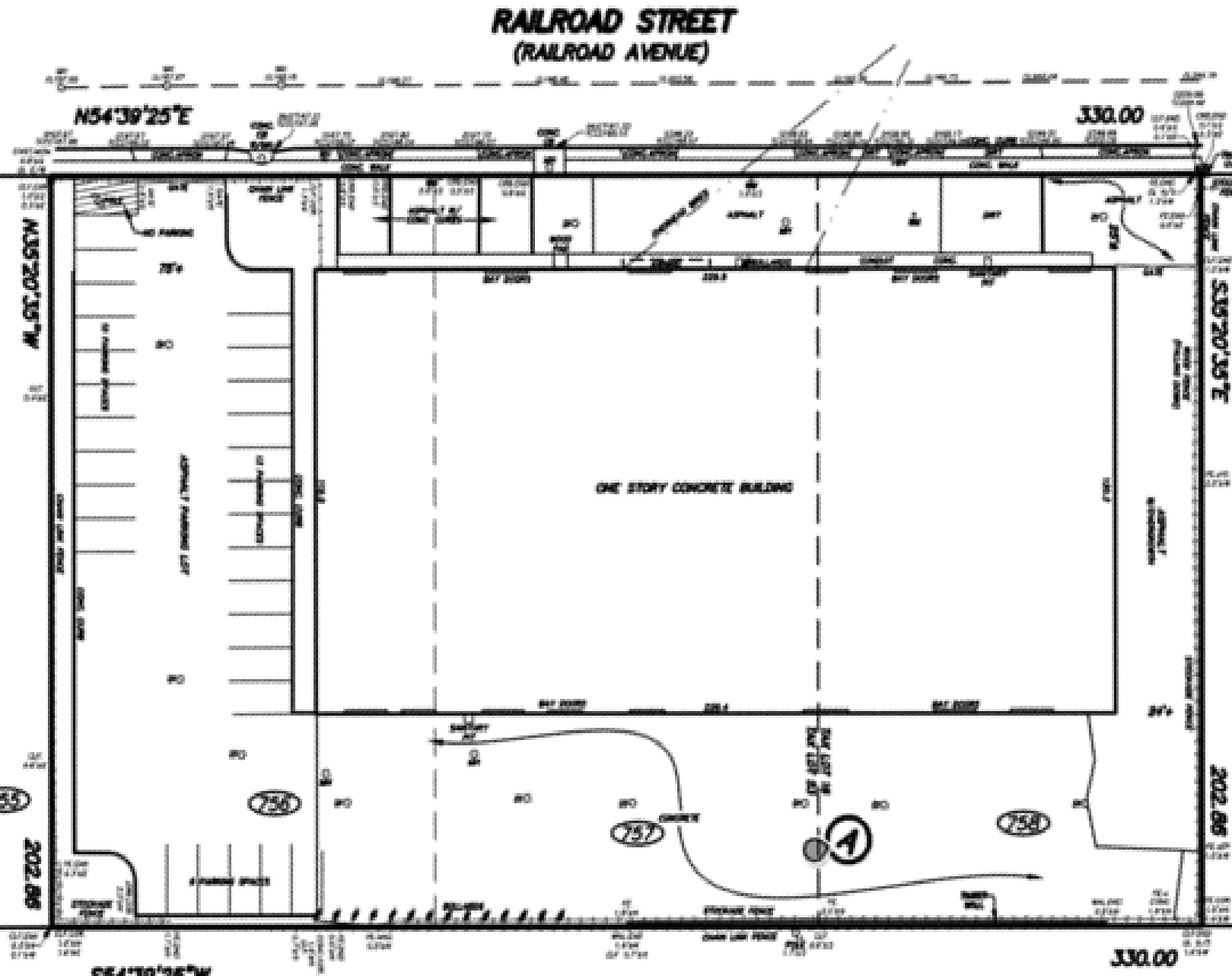
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# Survey



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