A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

145 CANDLEWOOD ROAD

BAY SHORE, NEW YORK 313,246 SF WAREHOUSE | DIVISIBLE TO 60,000 SF+| 40' CLEAR CLASS A SPECS AT A DISCOUNT TO NEW CONSTRUCTION AVAILABLE IMMEDIATELY | NEW OWNERSHIP | CAPITAL IMPROVEMENTS UNDERWAY







BUILDING SF	313,246 SF Total	
ACERAGE	13.80 Acres	
OFFICE SF	Built To Suit	
GROUND FLOOR SF	240,750 SF	
CLEAR HEIGHT	40'	
MEZZANINE SF	72,496 SF	
CLEAR HIEGHT	20' Below Mezz 16' Above Mezz	
LOADING DOCKS	24 Dock High Doors	
DRIVE INS	4 Drive-Ins	
POWER	4,000 Amps	
PARKING	109 Car Stalls (Existing) - Expandable to 316	
SPRINKLERS	ESFR	
LIGHTING	LED	
ELEVATOR CAPACITY	Three (3) 2,000 LB Material Lifts	

	•	Upgraded Dock Packages
	•	Improved Truck Courts
	•	New Exterior & Interior Paint
CAPITAL IMPROVEMENTS	•	Fresh Asphalt for Parking Lot
CAPITAL IMPROVEMENTS	•	Upgraded 4,000 Amp Service
	•	New Landscaping
	•	New Signage
	•	New Sidewalks & Ramping

REAL ESTATE TAXES	\$362,167 Per Annum (\$1.16 PSF)	
LEASE PRICE	Upon Request	









TWO (2) TENANT CONCEPTUAL PLAN		
Tenant 1	156,755 SF Total - 120,412 SF Ground - 36,343 SF Mezz 12 Loading Docks 2 Drive-Ins	
Tenant 2	156,491 SF Total - 120,338 SF Ground - 36,153 SF Mezz 12 Loading Docks 2 Drive-Ins	

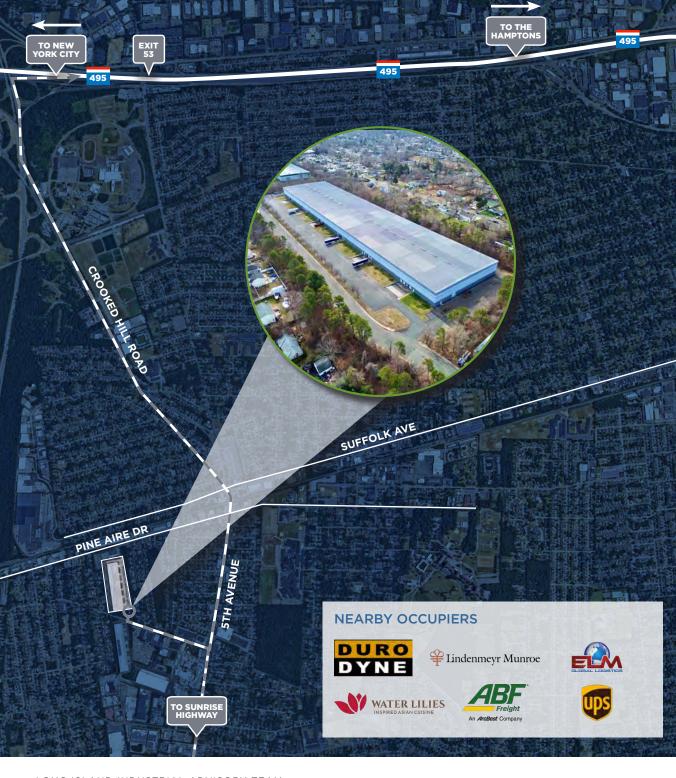
THREE (3) TENANT CONCEPTUAL PLAN		
Tenant 1	107,455 SF Total - 82,615 SF Ground - 24,840 SF Mezzanine 8 Loading Docks 2 Drive-Ins	
Tenant 2	98,447 SF Total - 75,597 SF Ground - 22,850 SF Mezzanine 8 Loading Docks	
Tenant 3	107,344 SF Total - 82,538 SF Ground - 24,806 SF Mezzanine 8 Loading Docks 2 Drive-Ins	

FOUR (4) TENANT CONCEPTUAL PLAN		
Tenant 1	92,217 SF Total - 70,875 SF Ground - 21,342 SF Mezzanine 8 Loading Docks 2 Drive-Ins	
Tenant 2	64,406 SF Total - 49,500 SF Ground - 14,906 SF Mezzanine 4 Loading Docks	
Tenant 3	64,406 SF Total - 49,500 SF Ground - 14,906 SF Mezzanine 4 Loading Docks	
Tenant 4	92,217 SF Total - 70,875 SF Ground - 21,342 SF Mezzanine 4 Loading Docks 2 Drive-Ins	









PROXIMITY TO I-495



Western Suffolk Location, Easy Access To The Long Island Expressway, and Eastern and Western Long Island



2.23 Miles from the Long **Island Expressway Exit 53**



1,300,000 Residents Within A 30 Minute Radius And An AHHI Of \$168,569



27.6 Miles from JFK **International Airport**

POPULATION DENSITY / CONSUMERS

830,800

Consumers in a 30 Minute Radius

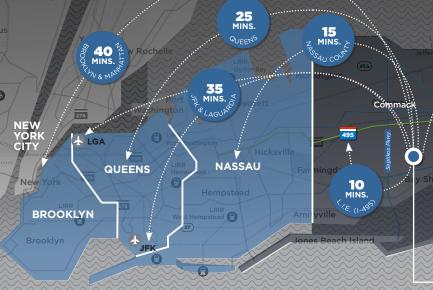
3,149,540

Consumers in a 60 Minute Radius

\$153,678

AHHI In 60 Minute Radius





Drive Time Populations

*** * * * * * * * * * * 12.8 MM**

Mins. Mins.

5 Mile Radius Of The Site

***** 4.4MM** å å å 1.3 MM

30

******* 50 MM

90

Impressive Walk To Work Labor Pool Within A

Mins.

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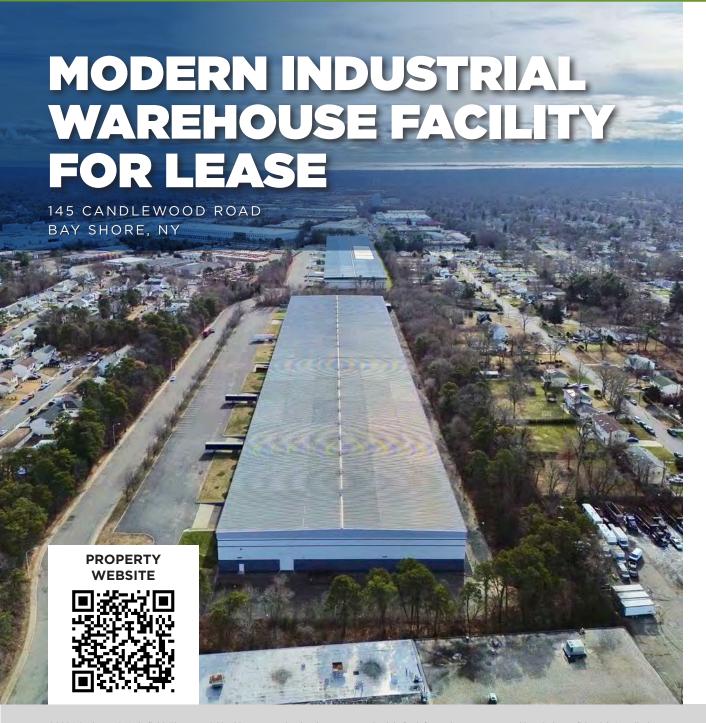
Hauppauge Innovation Park

West Hampton

DESTINATION	DISTANCE
Deer Park LIRR	1.5 Miles
Southern State Parkway	1.8 Miles
Long Island Expressway	3.6 Miles
Northern State Parkway	4.2 Miles
Queens	24.7 Miles
JFK Airport	34.2 Miles
Brooklyn	35.2 Mlles
LaGuardia Airport	38.8 Miles
Manhattan	39.1 Mlles
Port Newark	59.6 Miles



Southampton



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