

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



PROPERTY DESCRIPTION



SPECIFICATIONS

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

CAPITAL IMPROVEMENTS

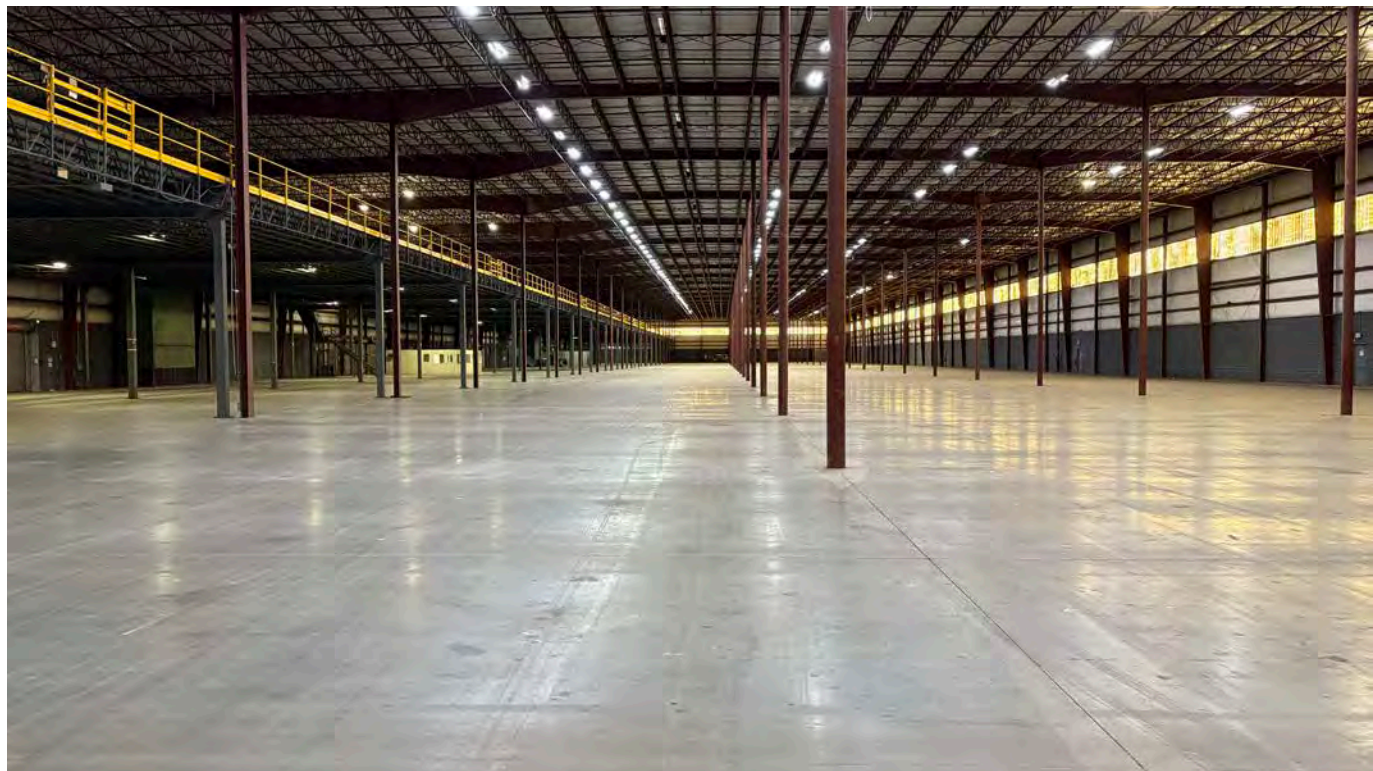
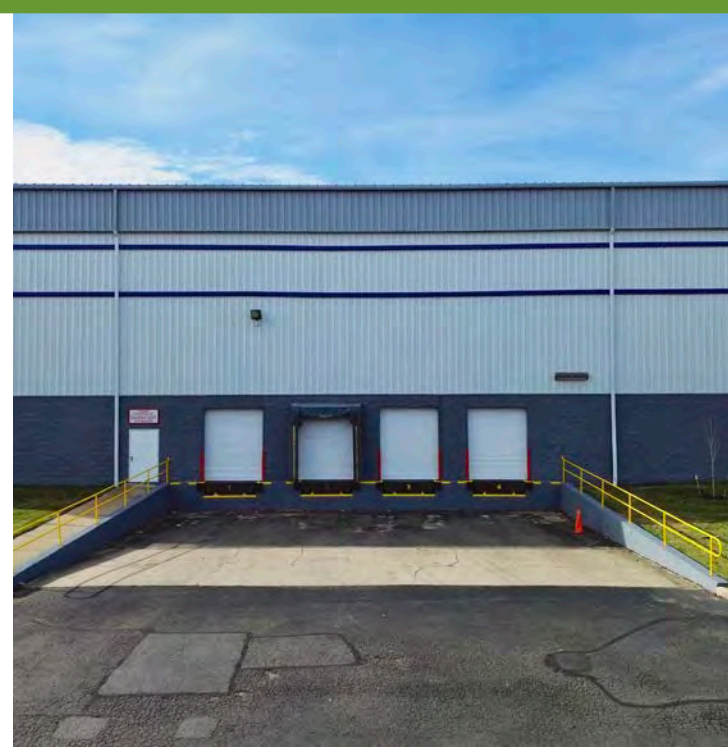
- Upgraded Dock Packages
- Improved Truck Courts
- New Exterior & Interior Paint
- Fresh Asphalt for Parking Lot
- Upgraded 4,000 Amp Service
- New Landscaping
- New Signage
- New Sidewalks & Ramping

REAL ESTATE TAXES

\$362,167 Per Annum (\$1.16 PSF)

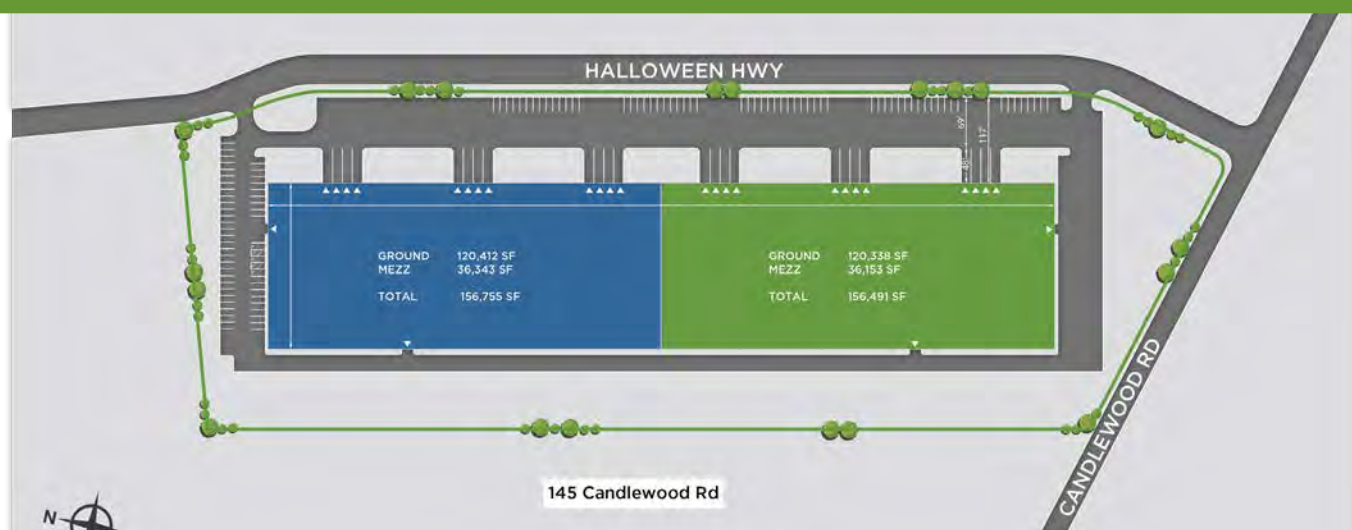
LEASE PRICE

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



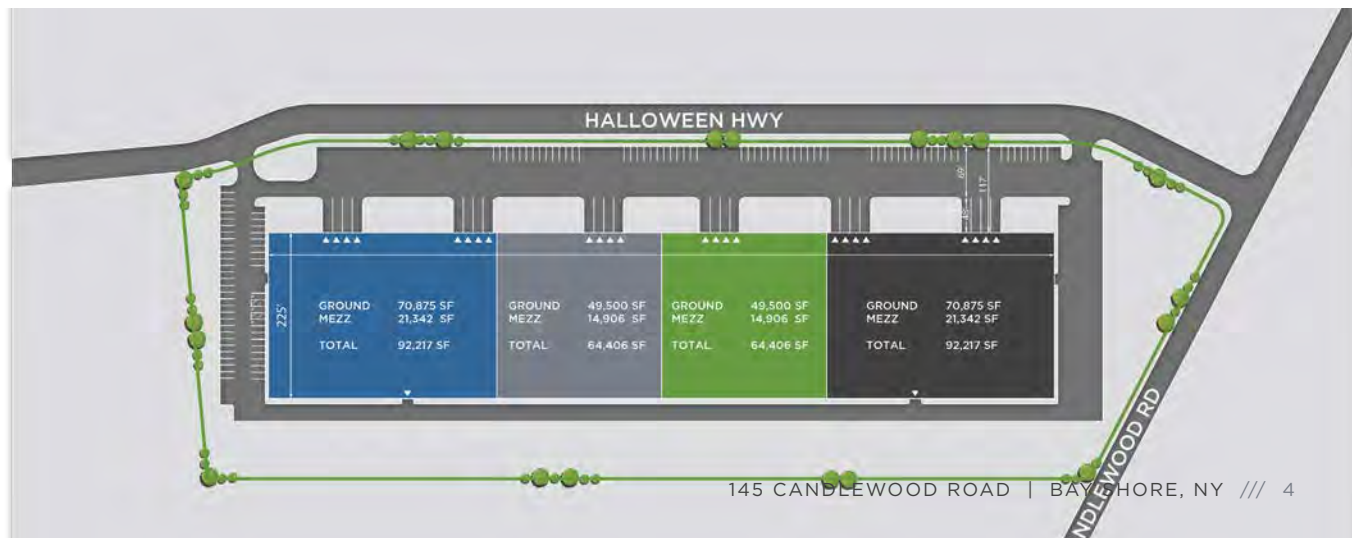
THREE (3) TENANT CONCEPTUAL PLAN

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

NEARBY OCCUPIERS



Lindenmeyr Munroe



POPULATION DENSITY / CONSUMERS

830,800

Consumers in a 30 Minute Radius

3,149,540

Consumers in a 60 Minute Radius

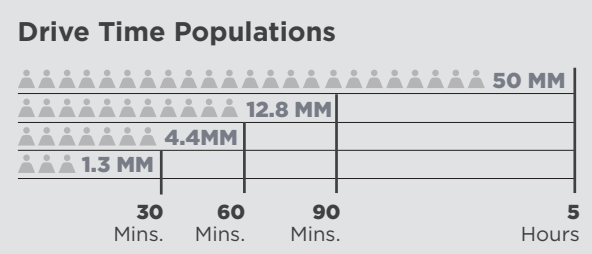
\$153,678

AHHI In 60 Minute Radius

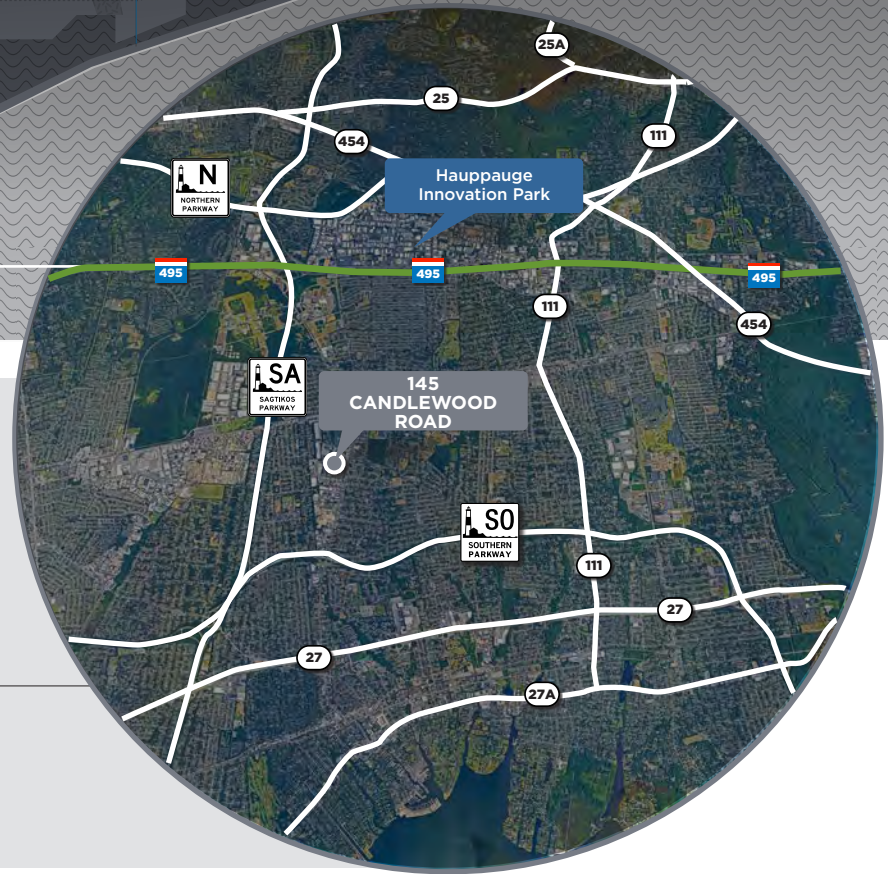
ACCESSIBILITY & CONNECTIVITY



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 Miles
LaGuardia Airport	38.8 Miles
Manhattan	39.1 Miles
Port Newark	59.6 Miles



Impressive Walk To Work Labor Pool Within A 5 Mile Radius Of The Site



MODERN INDUSTRIAL WAREHOUSE FACILITY FOR LEASE

145 CANDLEWOOD ROAD
BAY SHORE, NY

FOR MORE INFORMATION,
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