

# 400 WIRELESS BOULEVARD

HAUPPAUGE, NY

± 45,500 SF

WAREHOUSE

FOR LEASE

DAVID EINBINDER  
ALISON BRENNAN



(631) 234-3200

VISIT OUR WEBSITE



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# EXCELLENT TRUCK FLOW

Separate Shipping & Receiving Areas

***BEST DEAL IN THE MARKET!***



**± 45,500 SF  
Warehouse**

## PROPERTY INFORMATION

<b>Address:</b>	400 Wireless Boulevard, Hauppauge, NY	<b>Office Area:</b>	Warehouse Manager's Office	<b>Parking:</b>	± 155 Stalls total
<b>Available SF:</b>	± 45,500 SF	<b>Warehouse Area:</b>	± 45,500 SF	<b>Asking Rent:</b>	\$15.75 PSF Gross + Utilities
<b>Column Spans:</b>	25' x 39'	<b>Ceiling Heights:</b>	22' Clear	<b>Notes:</b>	Ideal for storage & distribution
<b>Utilities:</b>	800A, Gas, Sprinklers	<b>Loading:</b>	6 Docks, 1 Drive-in total		



# LOCATION

1.3 Miles from Long Island Expressway (I-495)



- I-495/LIE 1.3 miles / 4 minutes
- JFK Int'l Airport 38 miles / 40 minutes
- LaGuardia Airport 37 miles / 42 minutes
- Manhattan 43 miles / 1 hour

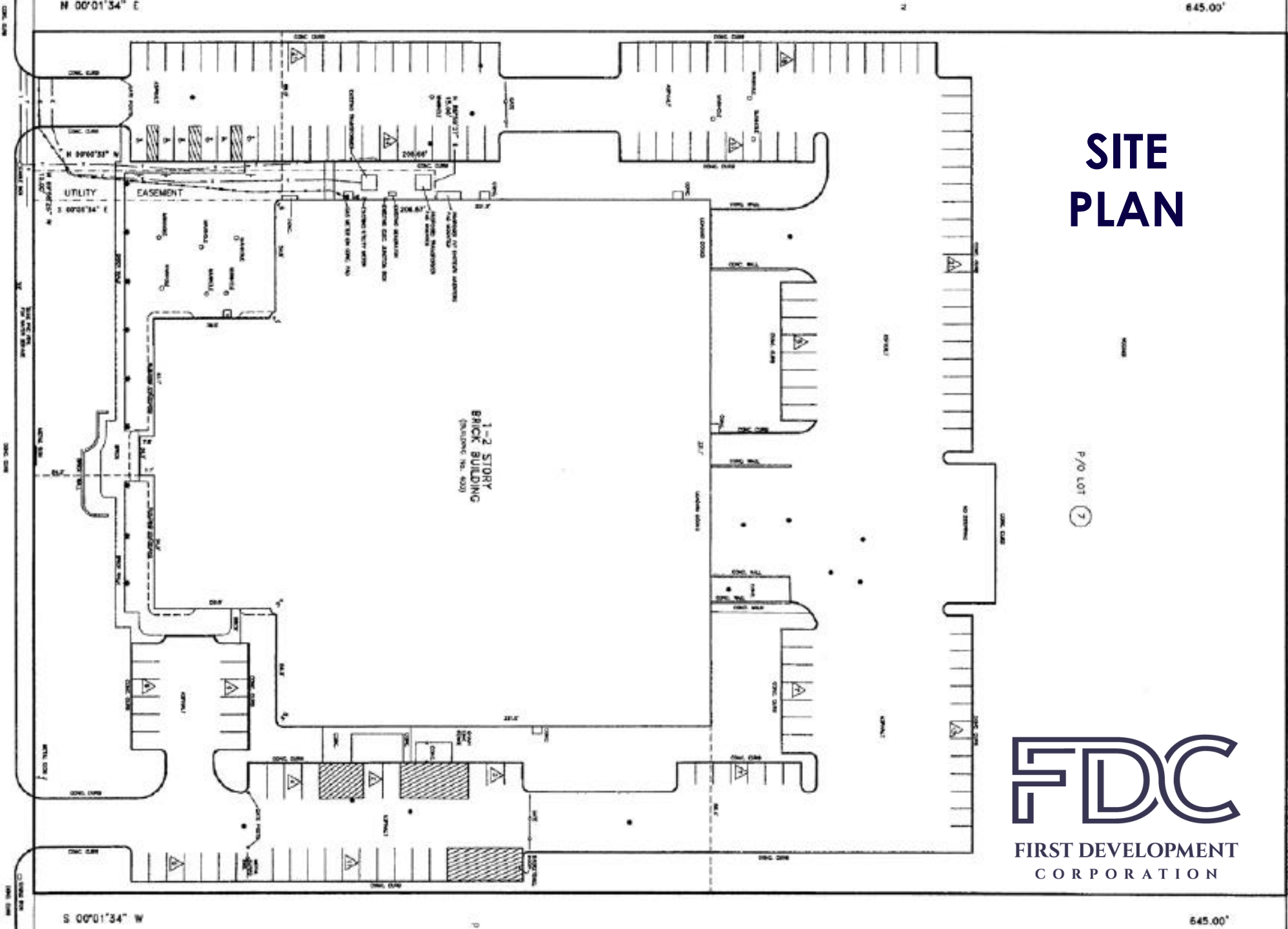








# SITE PLAN



WIRELESS BOULEVARD

N 89°58'26" W

442.35'

S 00°01'34" W

645.00'

S 89°58'26" E

SECTOR 1

442.35'

645.00'



# MARKET OVERVIEW

## 5 Mile Radius



2024 Population of 242,197  
Median Age 39.5



\$152,533 Average Household Income  
\$125,826 Median Household Income



13,512 Businesses with  
133,244 Employees

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