

**MAJOR PRICE REDUCTION!!**



## 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

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## **User/Investor Industrial For Sale**

***Financing Assistance Available***

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

**NOW: \$7,499,000**

**For More Information Contact**

**Exclusive Broker:**

**Joe Natoli**

Licensed RE Salesperson

**Cell: 631-525-1099**

**Office: 631.694.3500 Ext 318**

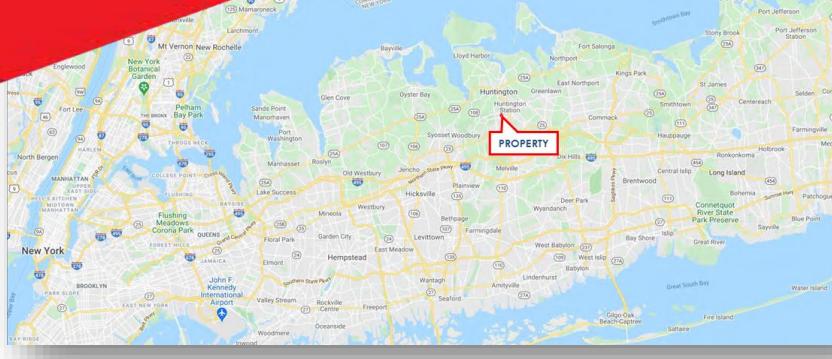
** jnatoli@industryone.com**

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

**631-694-3500**

**www.industryone.com**

# Market Data



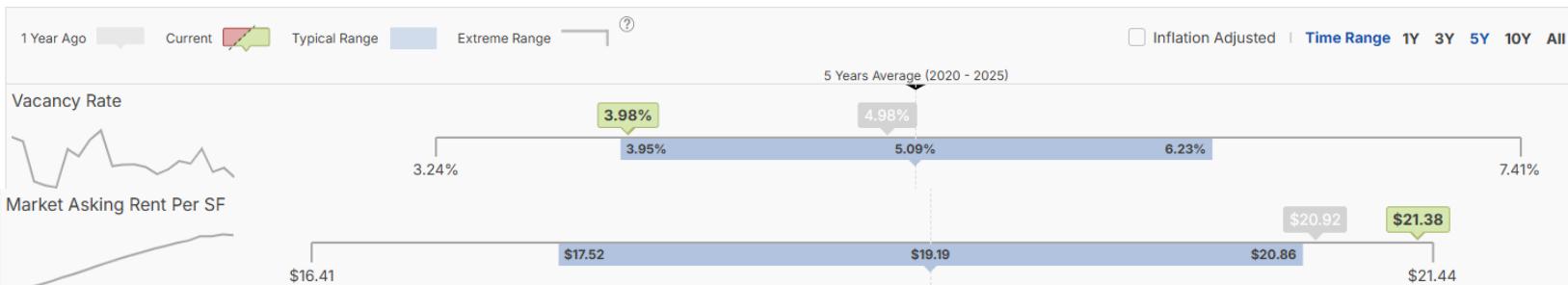
## Northwest Suffolk Industrial Submarket

Long Island - NY USA ☆☆☆☆☆

3.5M ↑ 0 35.9K ↑ 4.0% ↓ \$21.45 ↑  
 Inventory SF Under Constr SF 12 Mo Net Absorp SF Vacancy Rate 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% compares to 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.

### Key Performance Indicators



AVAILABILITY	Northwest Suffolk Industrial	Long Island Industrial
SUBMARKET	MARKET	
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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# Listing Details

## LISTING DETAILS

130-138 Railroad St offers a unique opportunity for both User/Investors and Investors alike. The building is 30,500 SF sitting on 1.54 Acres; boasting I5 Heavy Industrial Zoning this property allows future users a wide variety of Industrial Uses and permits Legal Outdoor Storage. The Current CO's permit Autobody, Auto Repair, & Vehicle Storage; one of the units is also equipped with a high-end spray booth. The building currently has 3 Tenants but is equipped with 6 meters for electric and water and can be demised down to 6 units for smaller bay Industrial.

This building serves a niche Northwest Suffolk Industrial Submarket home to large concentration of Small Businesses and National Franchises. The average rental rate in the submarket is \$21.45 PSF (outperforming the rest of the Long Island Industrial Market by over 11%) with only a 4% Vacancy Rate (compared to a 5.8% Vacancy rate of the Long Island Industrial Submarket). There have been no new industrial projects in the area for the last 10 Years and the town is not going to rezone more industrial making this Property more valuable than ever. This is a great opportunity to buy one the nicest Multi-Tenant Industrial Buildings in Huntington.

Tenant	Size (SF)	Lease End	Increase	Option	Lease Type	Monthly Fixed Rent	Annualized Fixed Rent	Annual Reimbursements	Gross Income	Gross PSF
Caliber Collision	10,500	5/31/2030	3% NONE		Industrial Gross	\$13,134.47	\$157,613.64	\$3,495.10	\$161,108.74	\$16.11
TKX	10,000	5/31/2026	3% NONE		Industrial Gross	\$13,554.44	\$162,653.28	\$3,984.82	\$166,638.10	\$15.87
Autosport Design	10,000	7/1/2031	3% Mutual 5-Year	NNN		\$12,445.83	\$149,349.96	\$35,000.00	\$184,349.96	\$18.43
Centennial Solar	Roof	4/1/2050	2% NONE	---		\$1,340.00	\$16,080.00	\$0.00	\$16,080.00	---
<b>TOTALS</b>						<b>\$40,474.74</b>	<b>\$485,696.88</b>	<b>\$42,479.92</b>	<b>\$528,176.80</b>	<b>\$17.32</b>

### Notes

Caliber and TKX pay increase over base year taxes and CAM/OpEx; Landlord pays insurance

Autosport Design is a fully NNN lease

TKX Lease Expires in May and they can either be resigned at Market Price or Landlord can lease at FMV

Market Price for the Northwest Suffolk Industrial Submarket is \$21.45 PSF with just 4% Vacancy

Based on our most recent lease signed with Autosport in Q2024 Rent will be at \$18.97 PSF in 2026

Taxes were successfully reassessed at this property

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	\$528,176.80	\$17.32
Taxes	\$59,797.54	\$1.96
Insurance	\$20,863.50	\$0.68
NOI	\$447,515.76	\$14.67
Pro-Forma NOI	\$487,500.00	\$15.98

For a User/Investor, the building can be delivered with a 10,000 SF End Cap Unit Vacant in May of 2026. This unit boasts 4 Over-Sized Drive In Doors with drive through capability as well as 10,000 SF of Yard Space. The unit consists of 10,000 SF of Warehouse Space with 400 Amps and approximately 1,000 SF of Bonus 2nd Floor office.

For an Investor, the building can be delivered fully leased or with 10,000 SF delivered vacant. TKX Performance lease expires in May and can be resigned at Market Price, Bringing NOI to Approx. \$487,500.

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# Exterior



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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 by Tom Papadopoulos in 1989, offering restoration, mechanical, and storage services for collector cars, specializing in marques like Ferrari, Porsche, and Aston Martin. This location is used strictly for vehicle storage.



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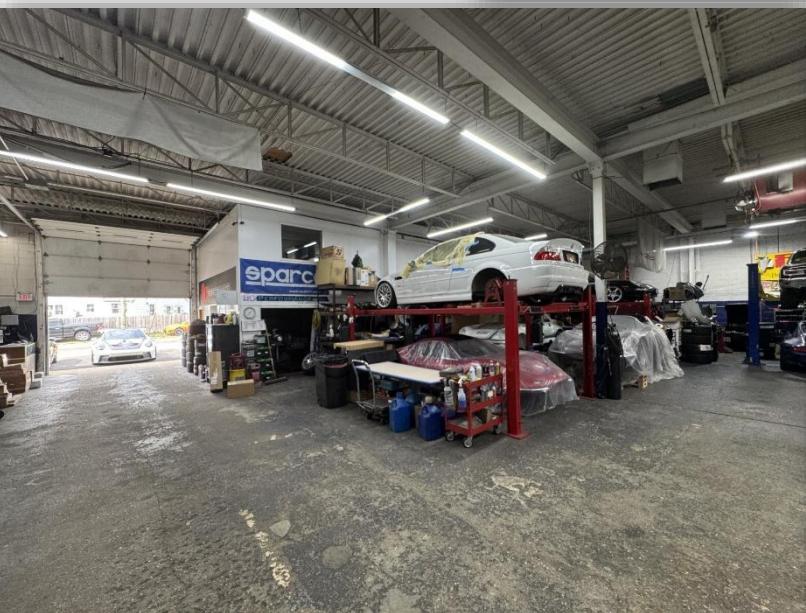
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# Tenant #3

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



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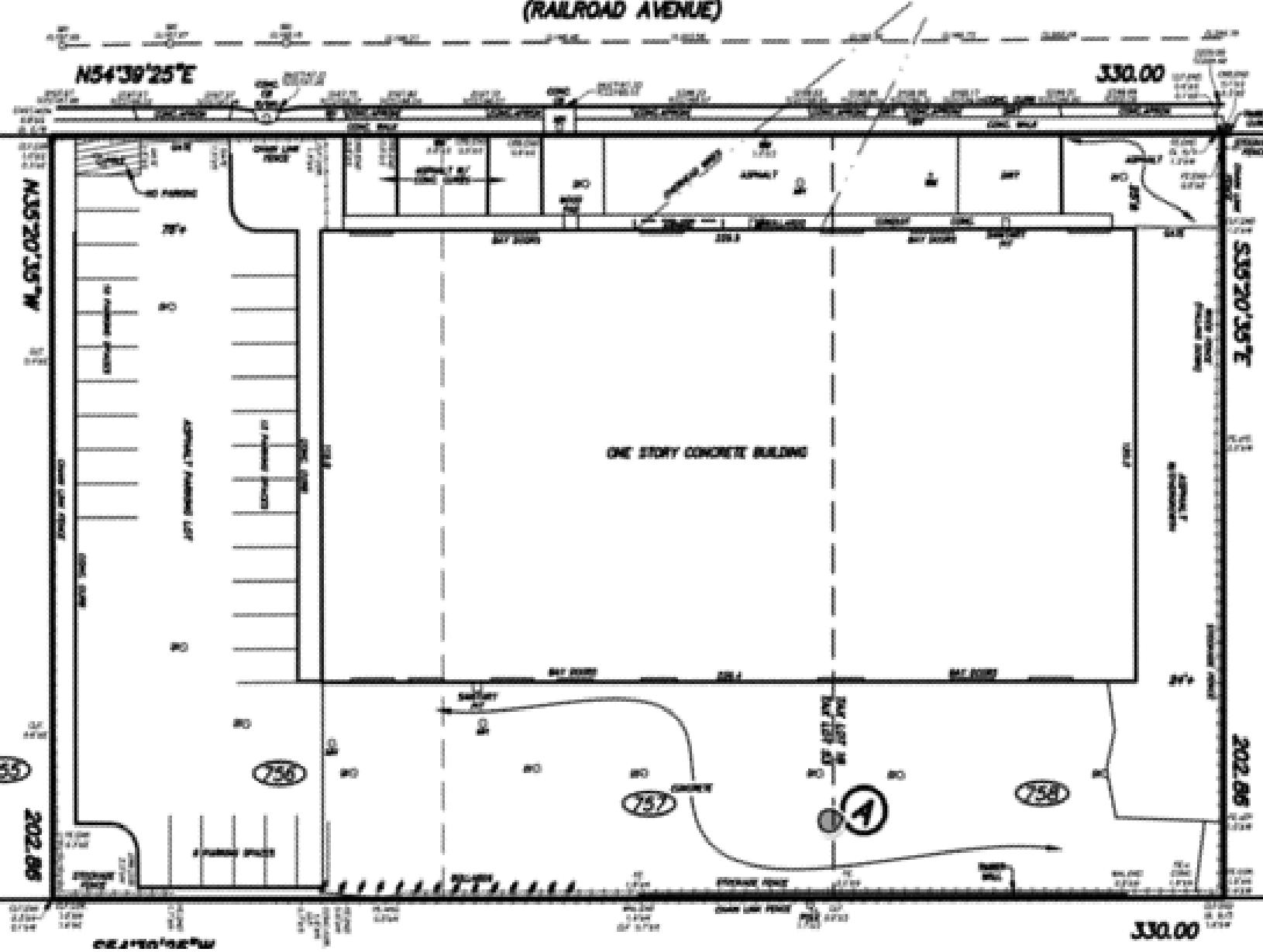
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# Survey

## RAILROAD STREET (RAILROAD AVENUE)



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# Financing Guidance



## 130 Railroad Street General Loan Guidance

	Permanent Debt		
	LifeCo	CMBS	Bank
LTC	Up to 60%	Up to 70%	Up to 65%
Term	5, 7 or 10 Years	5 or 10 Years	5, 7 or 10 Years
Extension Options	N/A	N/A	10 Year Option would include 5 Yr. Rate Reset
Amortization	Partial IO followed by 30 Yr. Schedule	Full Term IO	<1 Yr. IO followed by 25 Yr. Schedule
Index	Corresponding T	Corresponding T	Corresponding T
Spread	1.75-2.25%	2.50%+	1.90-2.50%
Lender Fee	Processing Fee - 0.50%	PAR depending on Buydowns	~0.50%
Reserves	TI/LC depending on WALT + CapEx Reserves	TI/LC depending on WALT + CapEx Reserves	N/A
Prepayment	Yield Maintenance	Defeasance	Stepdown or Swap Breakage
Recourse	Non Recourse with Standard Carveouts	Non Recourse with Standard Carveouts	TBD depending on Leverage
	Bridge Debt		
	LifeCo	Debt Fund	
LTC	Up to 65%	Up to 75%	
Term	2 or 3 Years	2 or 3 Years	
Extension Options	Up to (2) 1 Yr. Options	Up to (2) 1 Yr. Options	
Amortization	Full Term IO	Full Term IO	
Index	1 Mo. Term SOFR	1 Mo. Term SOFR	
Spread	~2.50-3.25%	~2.95-4.00%	
Lender Fee	1.00%	1.00%	
Reserves	TI/LC depending on WALT + CapEx Reserves	TI/LC depending on WALT + CapEx Reserves	
Prepayment	Minimum Int. / Exit Fees may apply	Minimum Int. / Exit Fees may apply	
Recourse	Non Recourse with Standard Carveouts	Non Recourse with Standard Carveouts	

**Please Note:** There is very accretive owner-occupant financing options up to 80% from traditional banks. Please reach out for more information.

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