

**1800 MOTOR PARKWAY  
ISLANDIA, NY**



**FOR SALE OR LEASE**

**± 55,355 SF FOOD PRODUCTION FACILITY**

**WITH ± 9,549 SF OF COLD STORAGE**





# PROPERTY SPECIFICATIONS

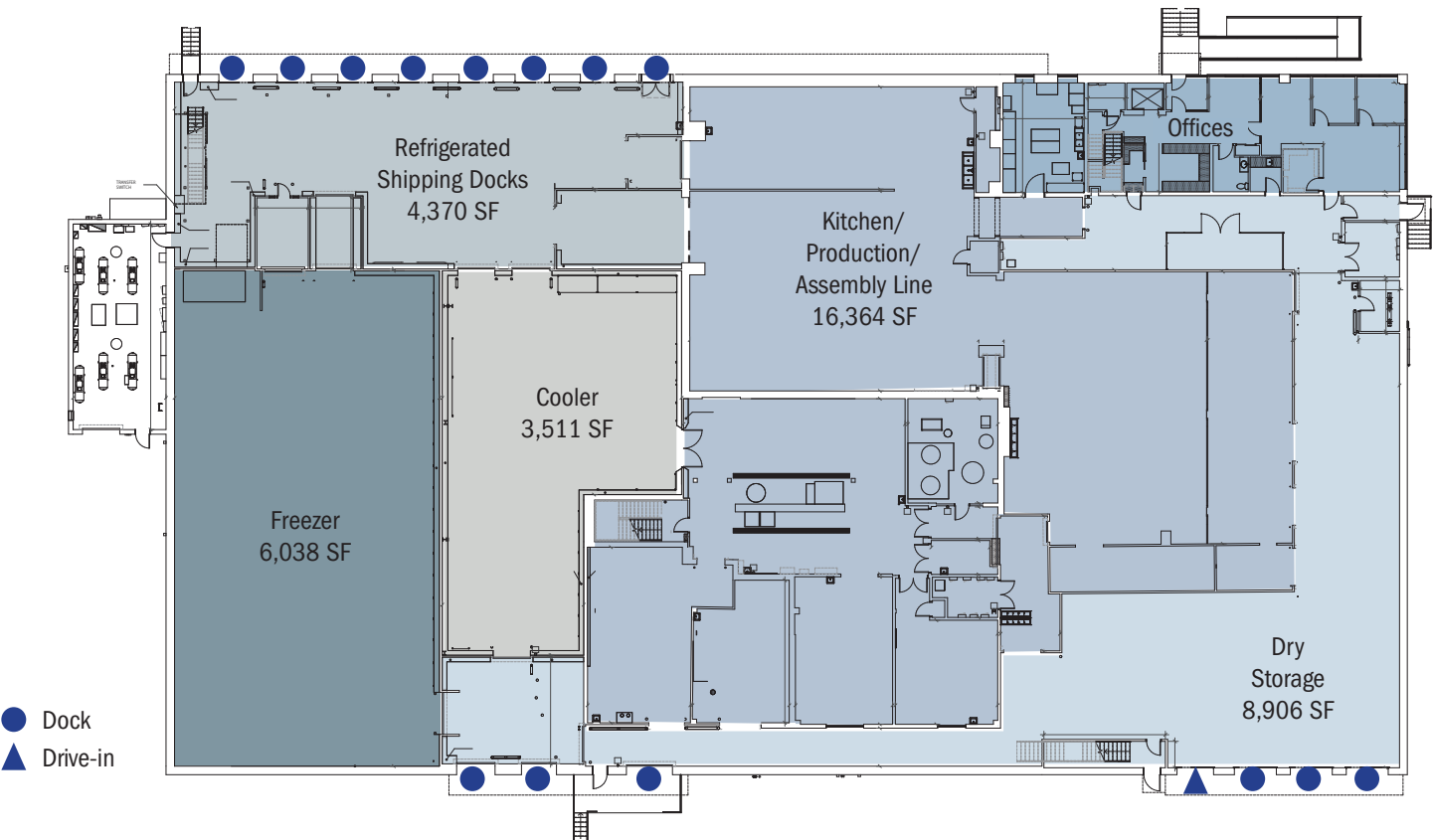
<b>Building Size</b>	± 55,335 SF
<b>Office Size</b>	± 1,781 SF on 1st floor ± 14,365 SF on 2nd floor with elevator access comprised of executive offices, large breakroom, and locker rooms (fully renovated in 2023)
<b>Kitchen/Production/Assembly Line Size</b>	± 16,364 SF
<b>Freezer</b>	± 6,038 SF Temperature goes as low as -10°
<b>Refrigeration</b>	± 3,511 SF Temperature ranges from 36° – 40°
<b>Plot Size</b>	± 4.06 Acres
<b>Loading</b>	14 Docks and 1 Drive-in
<b>Clear Height</b>	24'6" Clear
<b>Power</b>	1,200 amps @ 480 V

<b>Gas Line</b>	1.5"
<b>Water Line</b>	Two (2) – 2" and 4"
<b>Sprinkler System</b>	Wet system, dry system in the freezer
<b>Car Parking</b>	124 spaces
<b>Trailer Parking</b>	12 spaces
<b>Sewers</b>	Suffolk County Sewer District, Windwatch
<b>RE Taxes</b>	\$141,680 per year (\$2.56 PSF)
<b>Sale/Lease Pricing</b>	Upon request
<b>Comments</b>	<ul style="list-style-type: none"><li>· Occupy Spring 2026</li><li>· 3 diesel backup generators for the entire building</li><li>· Floor drains throughout kitchen &amp; production areas</li><li>· Compressed air and water throughout</li></ul>

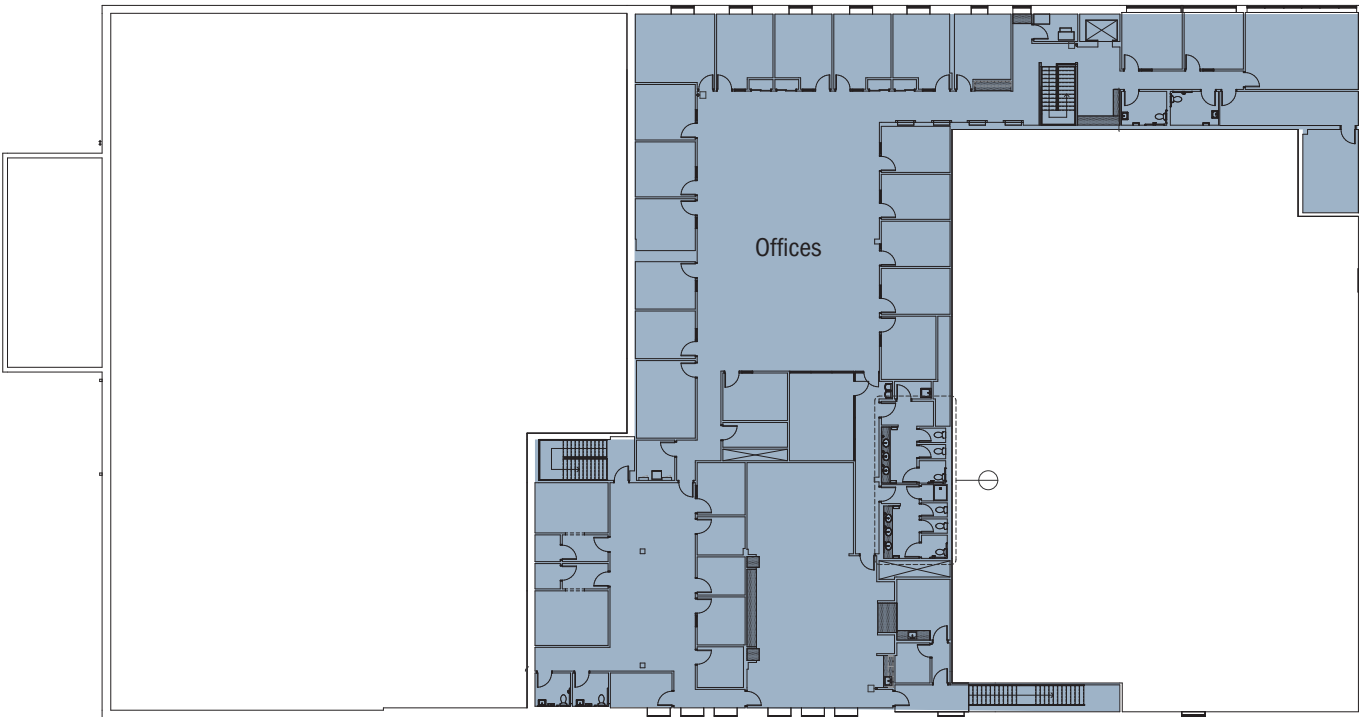


# FLOOR PLANS

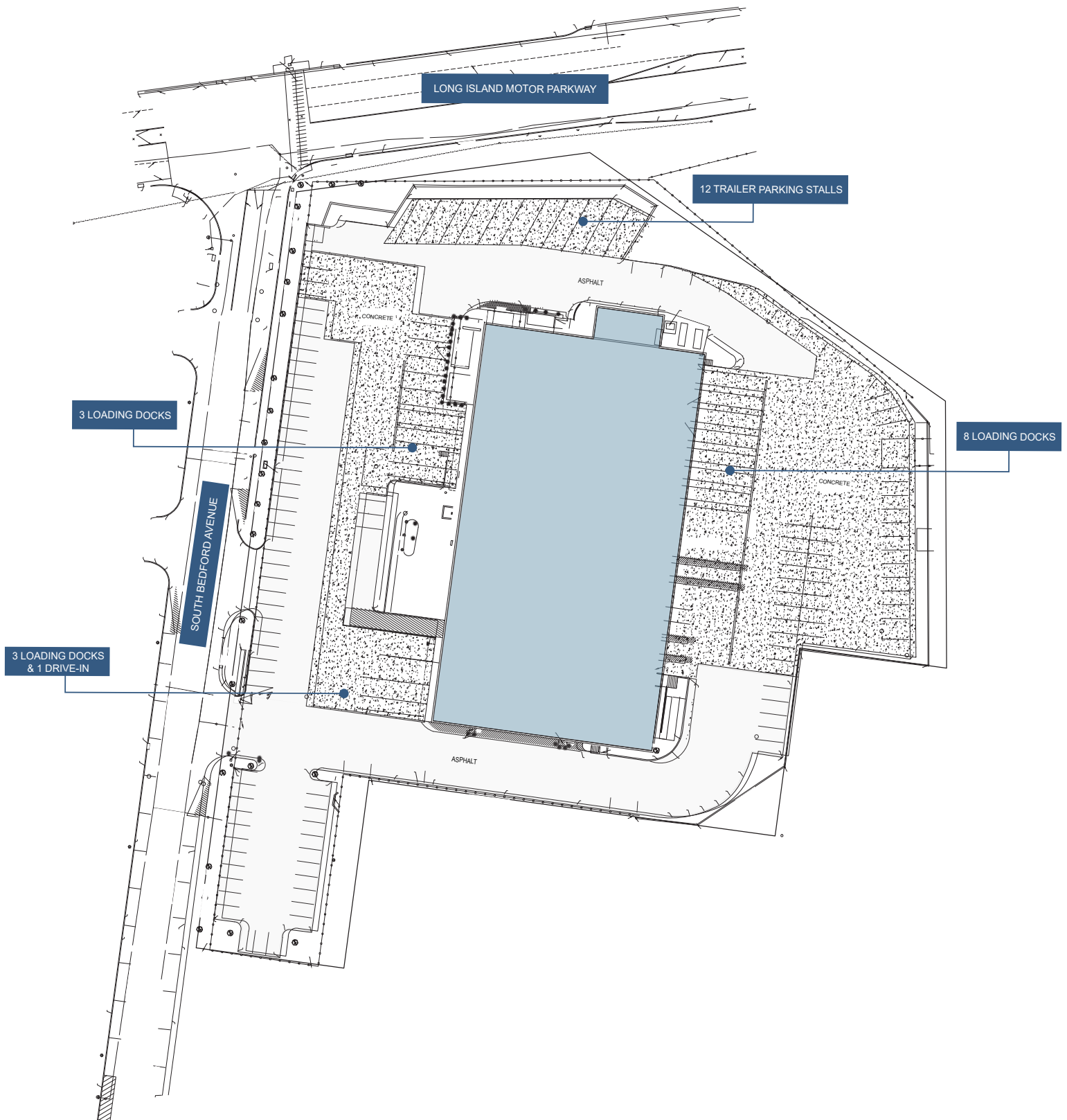
First Floor Plan



Second Floor Plan

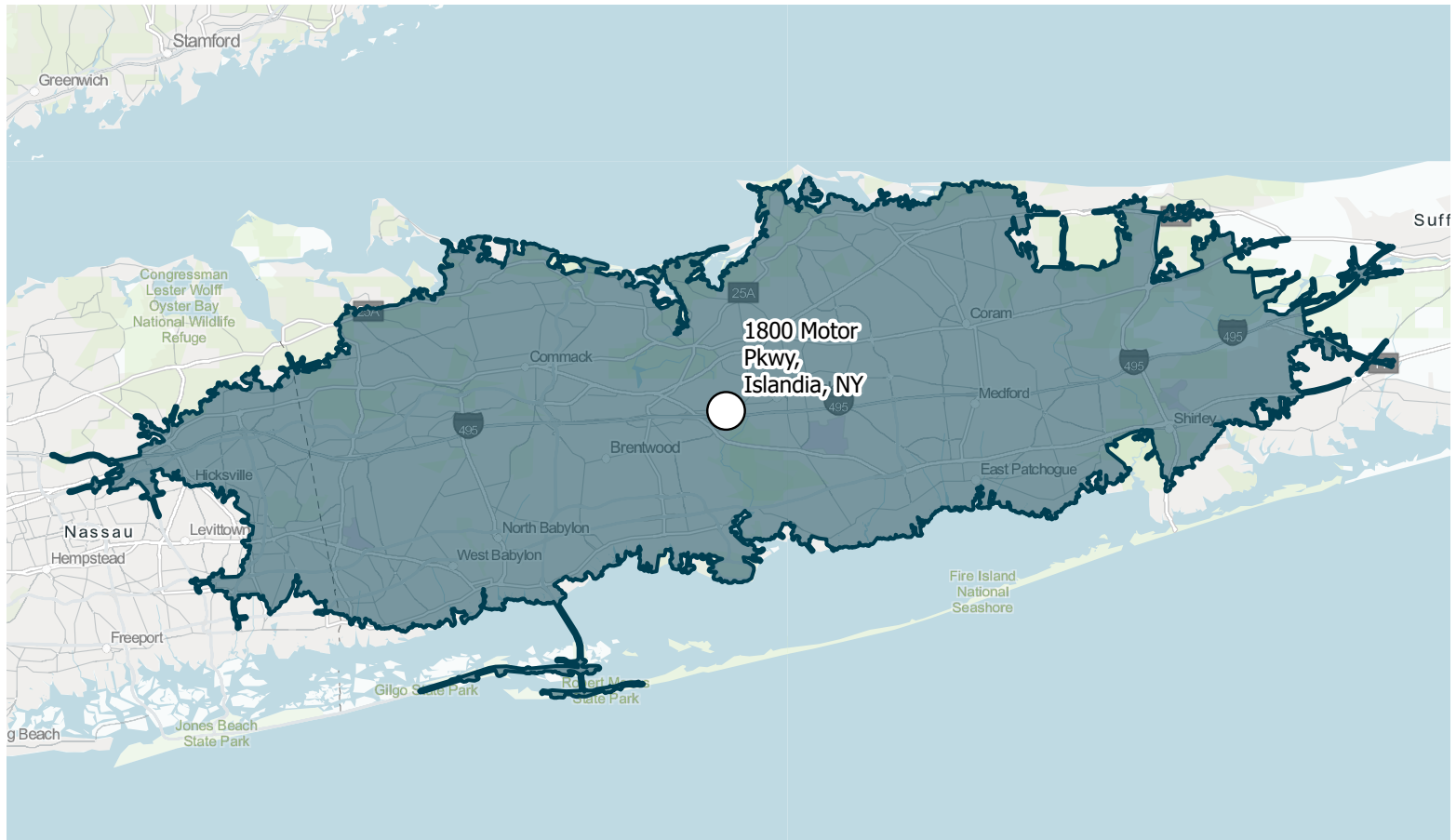


# PROPERTY SURVEY





# LABOR & POPULATION STATISTICS



## Within a 30 Minute Drive Radius

**1,434,945**

Total Population

**770,772**

Total Labor Force

**\$134,222**

Median Household Income

**34,594**

Warehouse Employees

**17.1%**

Blue-collar workers

**4.5%**

Unemployment Rate



# WAREHOUSE & PRODUCTION





# OFFICE







## KEY DISTANCES

Veterans Memorial Highway – **1.2 MILES**

MacArthur Airport – **5.1 MILES**

Long Island Expressway – **1.5 MILES**

JFK Airport – **39.8 MILES**

Route 25– **3.6 MILES**



## FOR MORE INFORMATION, CONTACT:

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