

90 DAVIDS  
DRIVE

Hauppauge, NY

OCCUPANCY READY

FOR LEASE  
**±44,788 SF**

90davidsdrive.com



Less than 1.5 miles  
to I-495 (Exit 53)

Leasing by:





# SITE PLAN & SPECIFICATIONS

±44,788 SF FOR LEASE  
90 DAVIDS DRIVE



<b>AVAILABLE SF:</b>	±44,788 SF
<b>OFFICE:</b>	±14,710 SF
<b>WAREHOUSE:</b>	±30,078 SF
<b>CLEAR HEIGHT:</b>	17'
<b>COLUMN SPACING:</b>	40' x 23'
<b>LOADING FORMAT:</b>	Rear
<b>LOADING DOCKS:</b>	4
<b>DRIVE-IN DOORS:</b>	1
<b>TRUCK COURT DEPTH:</b>	130'
<b>CAR SPACES:</b>	±36 (can add additional spaces)
<b>POWER:</b>	2,500 Amps @ 480V
<b>SPRINKLER SYSTEM:</b>	ESFR
<b>SEWERS:</b>	Yes
<b>ZONING:</b>	LI; Light Industry, Town of Smithtown
<b>ASKING PRICE:</b>	Upon request



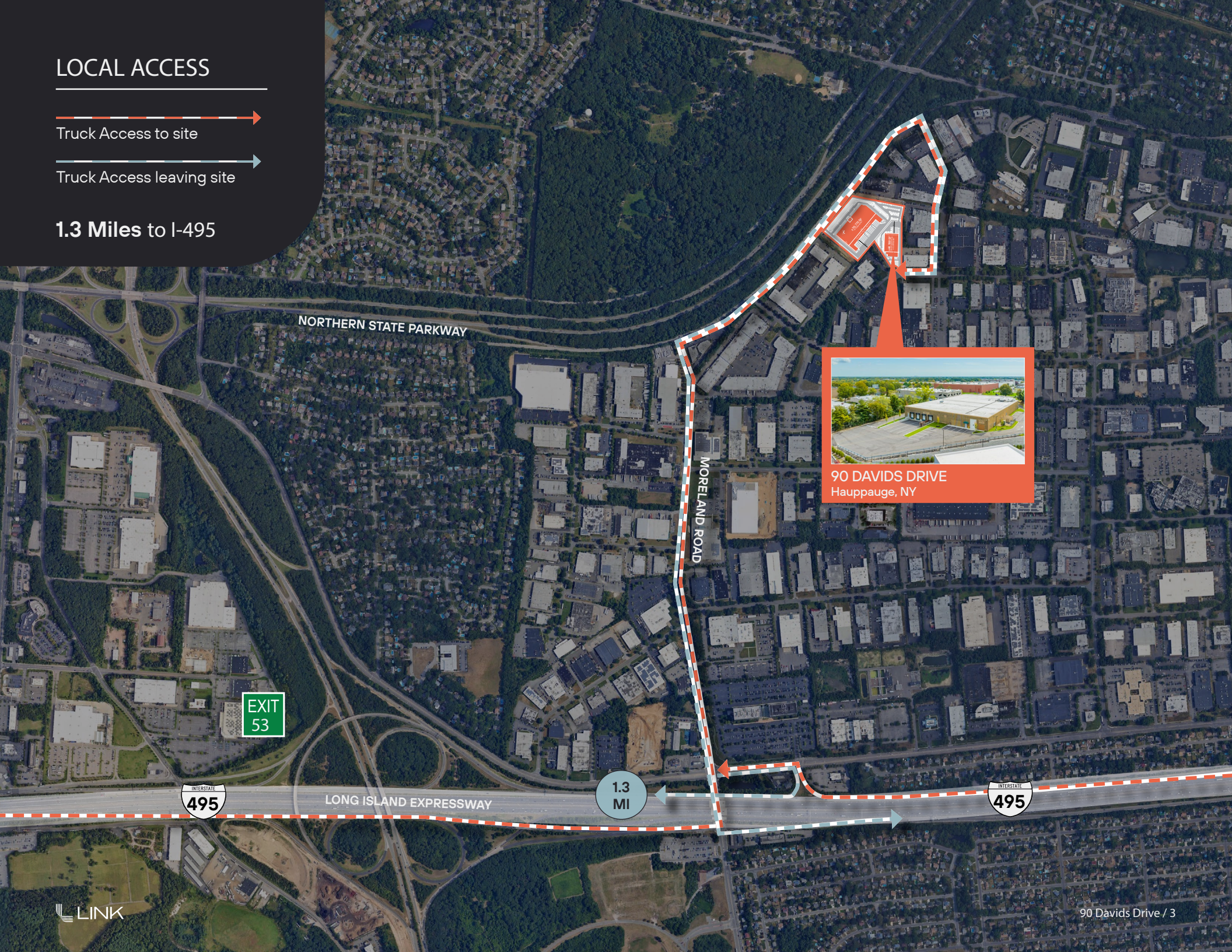


# LOCAL ACCESS

Truck Access to site

Truck Access leaving site

1.3 Miles to I-495



NORTHERN STATE PARKWAY

MORELAND ROAD



90 DAVIDS DRIVE  
Hauppauge, NY

EXIT  
53

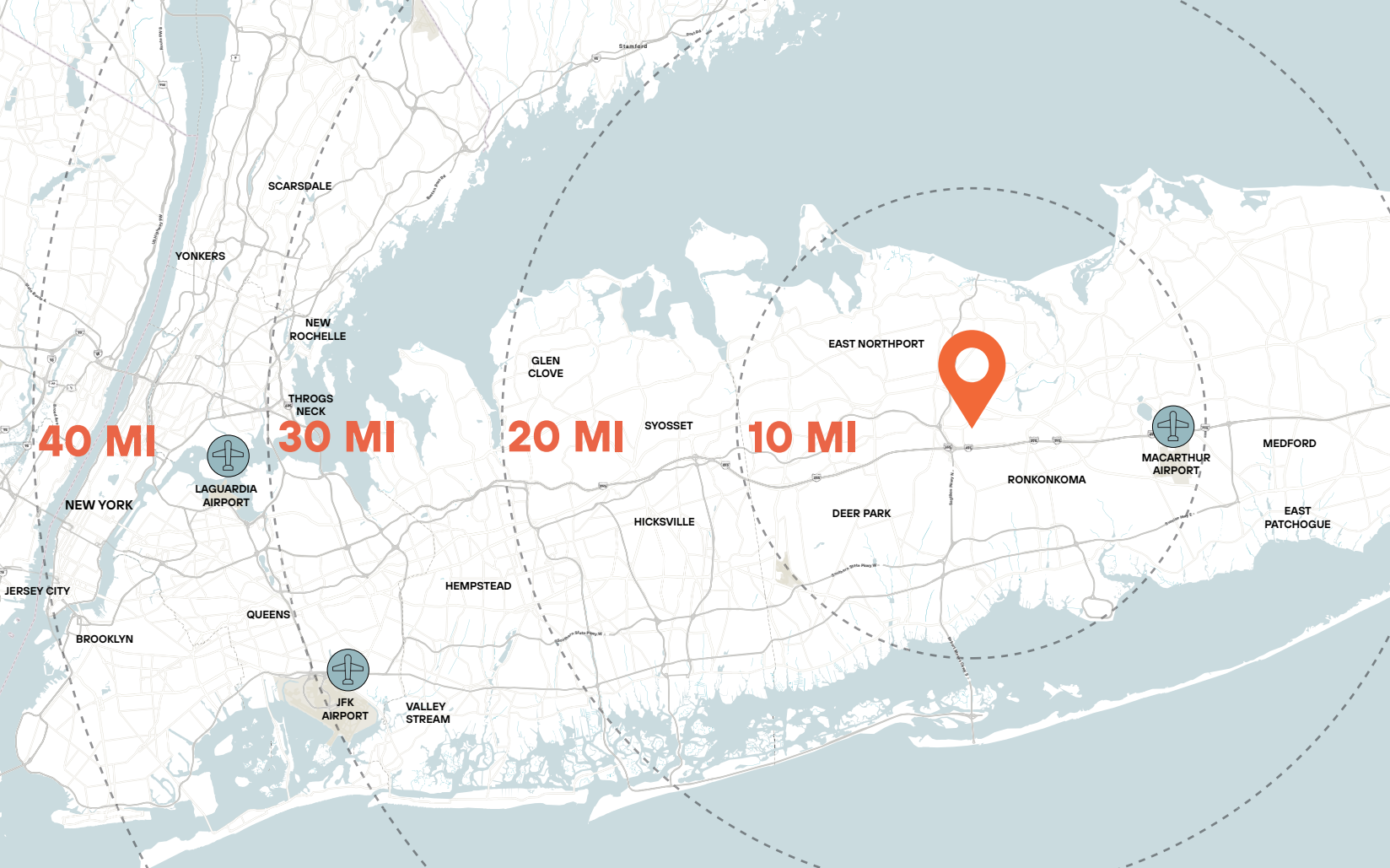
INTERSTATE  
495

LONG ISLAND EXPRESSWAY

1.3  
MI

INTERSTATE  
495





## DEMOGRAPHICS

30 MINUTE DRIVE TIME

TOTAL POPULATION  
**1,247,109**

TOTAL LABOR FORCE  
**682,491**

WAREHOUSE WORKERS  
**37,626**

MEDIAN WAREHOUSE RELATED HOURLY WAGE  
**\$20.96**  
US MEDIAN IS \$19.52

MEDIAN HOUSEHOLD INCOME  
**\$123,732**

SOURCE: ESRI

## KEY DISTANCES

**0.2 MI**  
Northern State Parkway

**0.9 MI**  
Veterans Memorial Highway

**1.3 MI**  
I-495 (Exit 53)

**8.7 MI**  
MacArthur Airport

**29.7 MI**  
JFK Airport

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