



Property Description:

- Divisible 52,000sf on 4 Acres
- 16ft Clear Ceilings
- +/- 19,650sf** | Currently +/- 2,500sf Office
the remainder is fully Air-Conditioned Flex Space
- 1 Loading Dock 1 Drive-in | 19,650sf Space
- +/- 39,650sf** Above 19k plus additional 20k Warehouse
and 1 additional drive-in door
- +/- 52,000sf** which is the above 19k flex space plus
additional 32,350sf warehouse and 4 additional
drive doors
- Connected to Sewers
- Gas Heat
- Power: 2800 amps and 480 volts
- 161 On-Site Parking Stalls
- Great for Show Room, Sports Training,
Light Distribution, R & D, Classrooms,
Too Many Uses to List!

For Information Contact Exclusive Broker:

MARIO ASARO  S I O R

PRESIDENT / BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

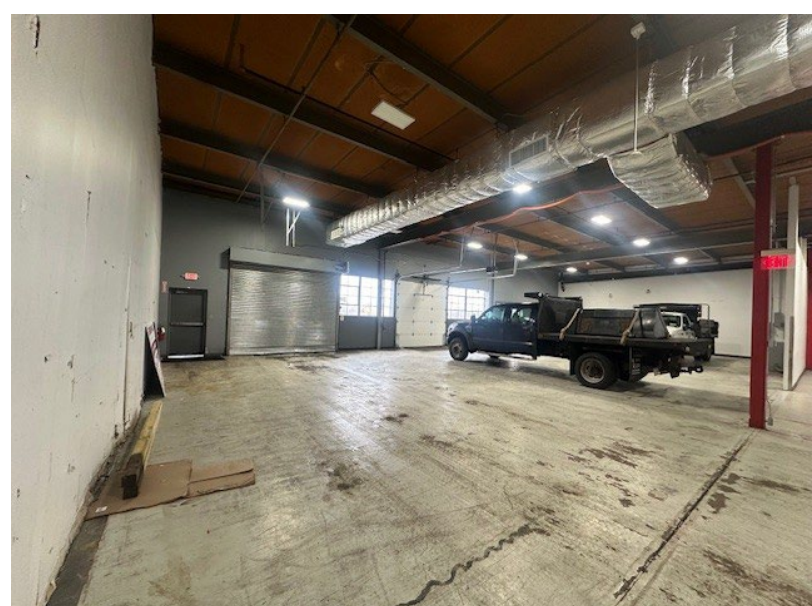
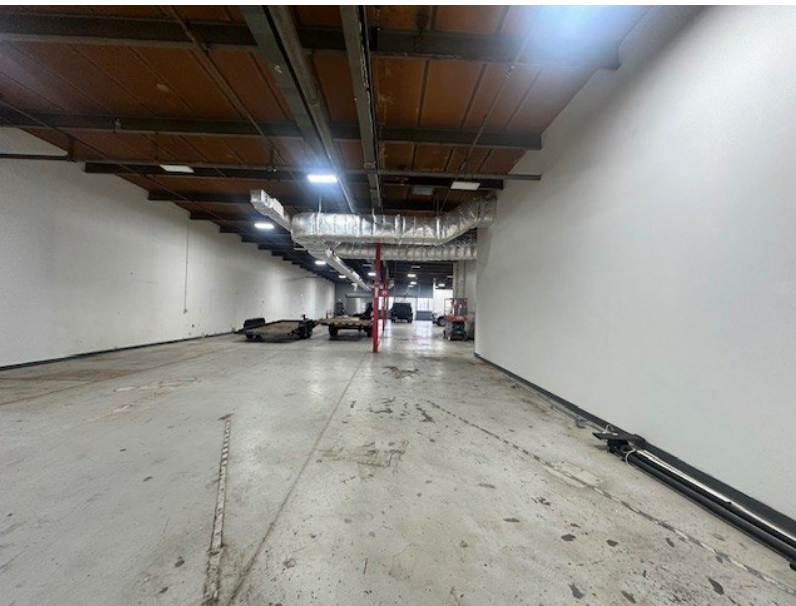
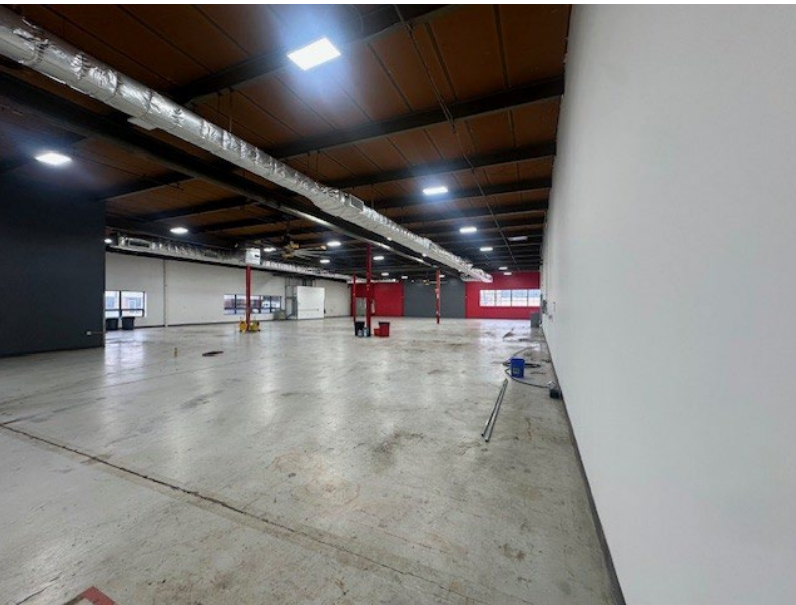
masaro@industryone.com



Lease Price: \$25 psf Modified Gross for
39,650sf or 52,000sf
\$28 psf for the 19,650sf Front Flex
Space and Includes parking lot

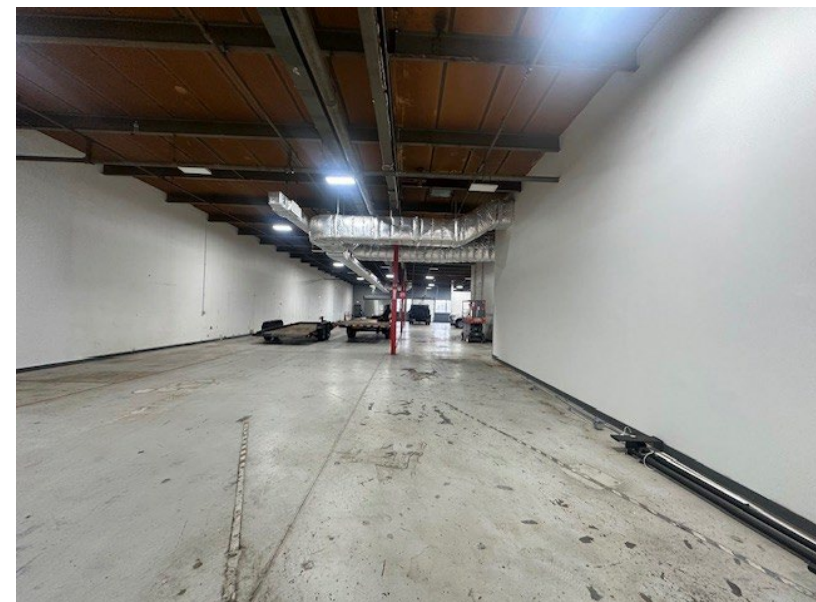
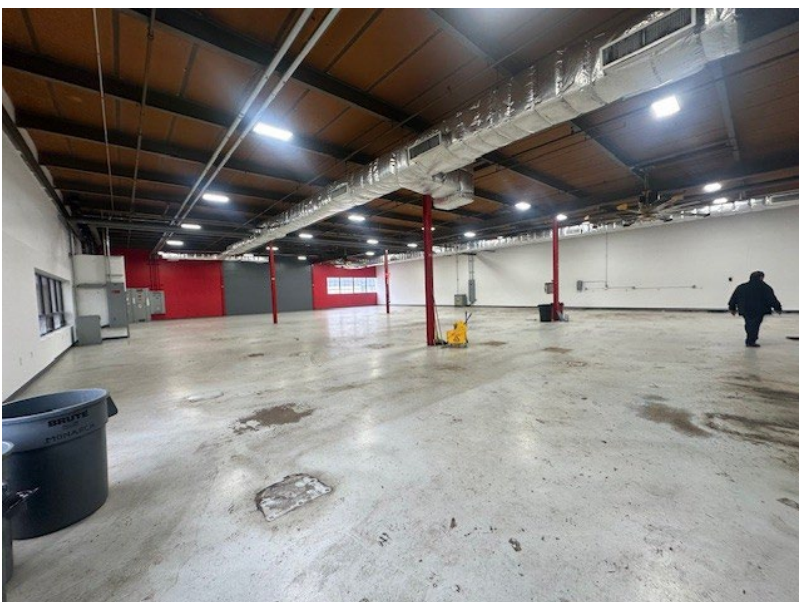
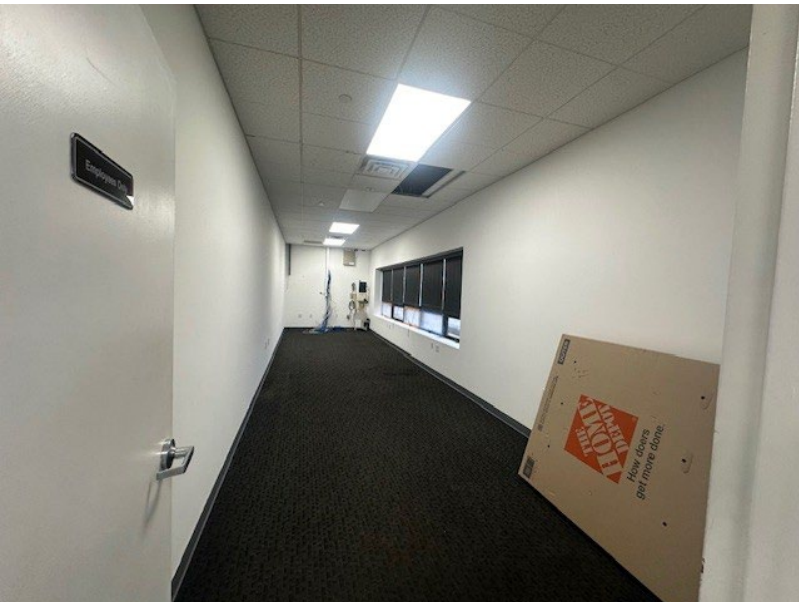
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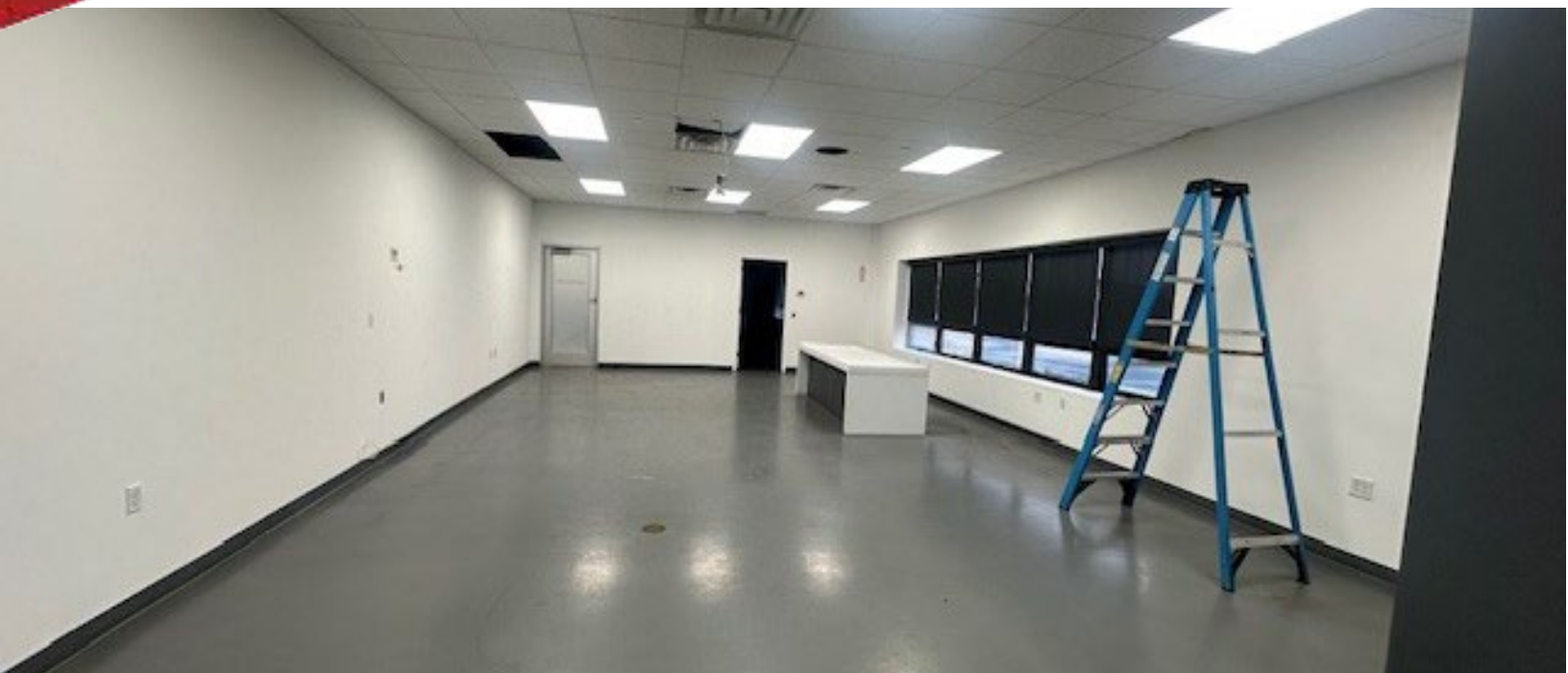
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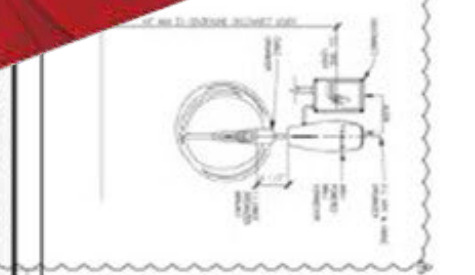
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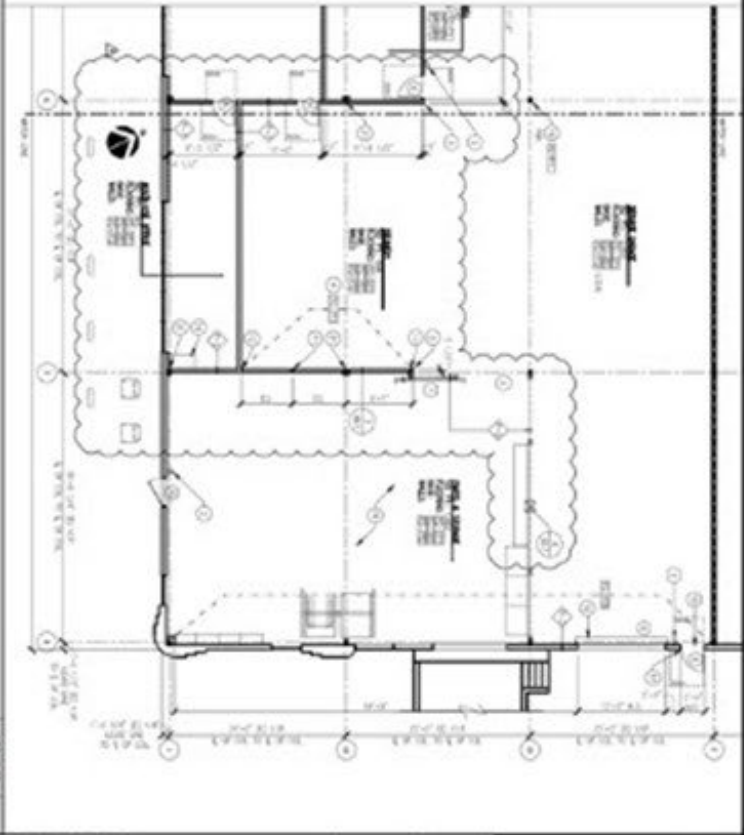
FLOOR PLAN



- FLOOR PLAN KEYNOTES**
1. SEE MECHANICAL DRAWING FOR DETAILS OF ALL MECHANICAL EQUIPMENT.
 2. SEE ELECTRICAL DRAWING FOR DETAILS OF ALL ELECTRICAL EQUIPMENT.
 3. SEE FINISH SCHEDULE FOR DETAILS OF ALL FINISHES.
 4. SEE PARTITION LEGEND FOR DETAILS OF ALL PARTITIONS.
 5. SEE ELEVATIONS FOR DETAILS OF ALL EXTERIOR FINISHES.
 6. SEE ELEVATIONS FOR DETAILS OF ALL INTERIOR FINISHES.
 7. SEE ELEVATIONS FOR DETAILS OF ALL CEILING FINISHES.
 8. SEE ELEVATIONS FOR DETAILS OF ALL FLOOR FINISHES.
 9. SEE ELEVATIONS FOR DETAILS OF ALL WALL FINISHES.
 10. SEE ELEVATIONS FOR DETAILS OF ALL DOOR FINISHES.
 11. SEE ELEVATIONS FOR DETAILS OF ALL WINDOW FINISHES.
 12. SEE ELEVATIONS FOR DETAILS OF ALL GLASS FINISHES.
 13. SEE ELEVATIONS FOR DETAILS OF ALL METAL FINISHES.
 14. SEE ELEVATIONS FOR DETAILS OF ALL WOOD FINISHES.
 15. SEE ELEVATIONS FOR DETAILS OF ALL FABRIC FINISHES.
 16. SEE ELEVATIONS FOR DETAILS OF ALL LEATHER FINISHES.
 17. SEE ELEVATIONS FOR DETAILS OF ALL PAPER FINISHES.
 18. SEE ELEVATIONS FOR DETAILS OF ALL PLASTER FINISHES.
 19. SEE ELEVATIONS FOR DETAILS OF ALL CONCRETE FINISHES.
 20. SEE ELEVATIONS FOR DETAILS OF ALL BRICK FINISHES.
 21. SEE ELEVATIONS FOR DETAILS OF ALL STONE FINISHES.
 22. SEE ELEVATIONS FOR DETAILS OF ALL TILE FINISHES.
 23. SEE ELEVATIONS FOR DETAILS OF ALL MARBLE FINISHES.
 24. SEE ELEVATIONS FOR DETAILS OF ALL GRANITE FINISHES.
 25. SEE ELEVATIONS FOR DETAILS OF ALL QUARTZ FINISHES.
 26. SEE ELEVATIONS FOR DETAILS OF ALL CEMENT FINISHES.
 27. SEE ELEVATIONS FOR DETAILS OF ALL GROUT FINISHES.
 28. SEE ELEVATIONS FOR DETAILS OF ALL ADHESIVE FINISHES.
 29. SEE ELEVATIONS FOR DETAILS OF ALL PRIMER FINISHES.
 30. SEE ELEVATIONS FOR DETAILS OF ALL SEALER FINISHES.
 31. SEE ELEVATIONS FOR DETAILS OF ALL POLISH FINISHES.
 32. SEE ELEVATIONS FOR DETAILS OF ALL BUFFING FINISHES.
 33. SEE ELEVATIONS FOR DETAILS OF ALL STRIPPING FINISHES.
 34. SEE ELEVATIONS FOR DETAILS OF ALL REPAIR FINISHES.
 35. SEE ELEVATIONS FOR DETAILS OF ALL TOUCH UP FINISHES.
 36. SEE ELEVATIONS FOR DETAILS OF ALL BLENDING FINISHES.
 37. SEE ELEVATIONS FOR DETAILS OF ALL MATCHING FINISHES.
 38. SEE ELEVATIONS FOR DETAILS OF ALL COORDINATING FINISHES.
 39. SEE ELEVATIONS FOR DETAILS OF ALL COMPLEMENTING FINISHES.
 40. SEE ELEVATIONS FOR DETAILS OF ALL CONTRASTING FINISHES.
 41. SEE ELEVATIONS FOR DETAILS OF ALL ACCENTING FINISHES.
 42. SEE ELEVATIONS FOR DETAILS OF ALL HIGHLIGHTING FINISHES.
 43. SEE ELEVATIONS FOR DETAILS OF ALL DIMMING FINISHES.
 44. SEE ELEVATIONS FOR DETAILS OF ALL TONING FINISHES.
 45. SEE ELEVATIONS FOR DETAILS OF ALL BALANCING FINISHES.
 46. SEE ELEVATIONS FOR DETAILS OF ALL HARMONIZING FINISHES.
 47. SEE ELEVATIONS FOR DETAILS OF ALL UNIFYING FINISHES.
 48. SEE ELEVATIONS FOR DETAILS OF ALL COHESIVE FINISHES.
 49. SEE ELEVATIONS FOR DETAILS OF ALL INTEGRATING FINISHES.
 50. SEE ELEVATIONS FOR DETAILS OF ALL COMBINING FINISHES.
 51. SEE ELEVATIONS FOR DETAILS OF ALL MESHING FINISHES.
 52. SEE ELEVATIONS FOR DETAILS OF ALL MIXING FINISHES.
 53. SEE ELEVATIONS FOR DETAILS OF ALL MASHING FINISHES.
 54. SEE ELEVATIONS FOR DETAILS OF ALL BEATING FINISHES.
 55. SEE ELEVATIONS FOR DETAILS OF ALL BLENDING FINISHES.
 56. SEE ELEVATIONS FOR DETAILS OF ALL SOFTENING FINISHES.
 57. SEE ELEVATIONS FOR DETAILS OF ALL SMOOTHING FINISHES.
 58. SEE ELEVATIONS FOR DETAILS OF ALL EASING FINISHES.
 59. SEE ELEVATIONS FOR DETAILS OF ALL RELAXING FINISHES.
 60. SEE ELEVATIONS FOR DETAILS OF ALL CALMING FINISHES.
 61. SEE ELEVATIONS FOR DETAILS OF ALL PACIFYING FINISHES.
 62. SEE ELEVATIONS FOR DETAILS OF ALL SOOTHING FINISHES.
 63. SEE ELEVATIONS FOR DETAILS OF ALL GENTLE FINISHES.
 64. SEE ELEVATIONS FOR DETAILS OF ALL MILD FINISHES.
 65. SEE ELEVATIONS FOR DETAILS OF ALL BENEVOLENT FINISHES.
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 70. SEE ELEVATIONS FOR DETAILS OF ALL BENEVOLENT FINISHES.

PARTITION LEGEND

1. 1/2" Gypsum Board	1. 1/2" Gypsum Board
2. 5/8" Gypsum Board	2. 5/8" Gypsum Board
3. 1" Gypsum Board	3. 1" Gypsum Board
4. 1 1/2" Gypsum Board	4. 1 1/2" Gypsum Board
5. 2" Gypsum Board	5. 2" Gypsum Board
6. 2 1/2" Gypsum Board	6. 2 1/2" Gypsum Board
7. 3" Gypsum Board	7. 3" Gypsum Board
8. 3 1/2" Gypsum Board	8. 3 1/2" Gypsum Board
9. 4" Gypsum Board	9. 4" Gypsum Board
10. 4 1/2" Gypsum Board	10. 4 1/2" Gypsum Board
11. 5" Gypsum Board	11. 5" Gypsum Board
12. 5 1/2" Gypsum Board	12. 5 1/2" Gypsum Board
13. 6" Gypsum Board	13. 6" Gypsum Board
14. 6 1/2" Gypsum Board	14. 6 1/2" Gypsum Board
15. 7" Gypsum Board	15. 7" Gypsum Board
16. 7 1/2" Gypsum Board	16. 7 1/2" Gypsum Board
17. 8" Gypsum Board	17. 8" Gypsum Board
18. 8 1/2" Gypsum Board	18. 8 1/2" Gypsum Board
19. 9" Gypsum Board	19. 9" Gypsum Board
20. 9 1/2" Gypsum Board	20. 9 1/2" Gypsum Board
21. 10" Gypsum Board	21. 10" Gypsum Board
22. 10 1/2" Gypsum Board	22. 10 1/2" Gypsum Board
23. 11" Gypsum Board	23. 11" Gypsum Board
24. 11 1/2" Gypsum Board	24. 11 1/2" Gypsum Board
25. 12" Gypsum Board	25. 12" Gypsum Board
26. 12 1/2" Gypsum Board	26. 12 1/2" Gypsum Board
27. 13" Gypsum Board	27. 13" Gypsum Board
28. 13 1/2" Gypsum Board	28. 13 1/2" Gypsum Board
29. 14" Gypsum Board	29. 14" Gypsum Board
30. 14 1/2" Gypsum Board	30. 14 1/2" Gypsum Board
31. 15" Gypsum Board	31. 15" Gypsum Board
32. 15 1/2" Gypsum Board	32. 15 1/2" Gypsum Board
33. 16" Gypsum Board	33. 16" Gypsum Board
34. 16 1/2" Gypsum Board	34. 16 1/2" Gypsum Board
35. 17" Gypsum Board	35. 17" Gypsum Board
36. 17 1/2" Gypsum Board	36. 17 1/2" Gypsum Board
37. 18" Gypsum Board	37. 18" Gypsum Board
38. 18 1/2" Gypsum Board	38. 18 1/2" Gypsum Board
39. 19" Gypsum Board	39. 19" Gypsum Board
40. 19 1/2" Gypsum Board	40. 19 1/2" Gypsum Board
41. 20" Gypsum Board	41. 20" Gypsum Board
42. 20 1/2" Gypsum Board	42. 20 1/2" Gypsum Board
43. 21" Gypsum Board	43. 21" Gypsum Board
44. 21 1/2" Gypsum Board	44. 21 1/2" Gypsum Board
45. 22" Gypsum Board	45. 22" Gypsum Board
46. 22 1/2" Gypsum Board	46. 22 1/2" Gypsum Board
47. 23" Gypsum Board	47. 23" Gypsum Board
48. 23 1/2" Gypsum Board	48. 23 1/2" Gypsum Board
49. 24" Gypsum Board	49. 24" Gypsum Board
50. 24 1/2" Gypsum Board	50. 24 1/2" Gypsum Board
51. 25" Gypsum Board	51. 25" Gypsum Board
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53. 26" Gypsum Board	53. 26" Gypsum Board
54. 26 1/2" Gypsum Board	54. 26 1/2" Gypsum Board
55. 27" Gypsum Board	55. 27" Gypsum Board
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57. 28" Gypsum Board	57. 28" Gypsum Board
58. 28 1/2" Gypsum Board	58. 28 1/2" Gypsum Board
59. 29" Gypsum Board	59. 29" Gypsum Board
60. 29 1/2" Gypsum Board	60. 29 1/2" Gypsum Board
61. 30" Gypsum Board	61. 30" Gypsum Board
62. 30 1/2" Gypsum Board	62. 30 1/2" Gypsum Board
63. 31" Gypsum Board	63. 31" Gypsum Board
64. 31 1/2" Gypsum Board	64. 31 1/2" Gypsum Board
65. 32" Gypsum Board	65. 32" Gypsum Board
66. 32 1/2" Gypsum Board	66. 32 1/2" Gypsum Board
67. 33" Gypsum Board	67. 33" Gypsum Board
68. 33 1/2" Gypsum Board	68. 33 1/2" Gypsum Board
69. 34" Gypsum Board	69. 34" Gypsum Board
70. 34 1/2" Gypsum Board	70. 34 1/2" Gypsum Board
71. 35" Gypsum Board	71. 35" Gypsum Board
72. 35 1/2" Gypsum Board	72. 35 1/2" Gypsum Board
73. 36" Gypsum Board	73. 36" Gypsum Board
74. 36 1/2" Gypsum Board	74. 36 1/2" Gypsum Board
75. 37" Gypsum Board	75. 37" Gypsum Board
76. 37 1/2" Gypsum Board	76. 37 1/2" Gypsum Board
77. 38" Gypsum Board	77. 38" Gypsum Board
78. 38 1/2" Gypsum Board	78. 38 1/2" Gypsum Board
79. 39" Gypsum Board	79. 39" Gypsum Board
80. 39 1/2" Gypsum Board	80. 39 1/2" Gypsum Board
81. 40" Gypsum Board	81. 40" Gypsum Board
82. 40 1/2" Gypsum Board	82. 40 1/2" Gypsum Board
83. 41" Gypsum Board	83. 41" Gypsum Board
84. 41 1/2" Gypsum Board	84. 41 1/2" Gypsum Board
85. 42" Gypsum Board	85. 42" Gypsum Board
86. 42 1/2" Gypsum Board	86. 42 1/2" Gypsum Board
87. 43" Gypsum Board	87. 43" Gypsum Board
88. 43 1/2" Gypsum Board	88. 43 1/2" Gypsum Board
89. 44" Gypsum Board	89. 44" Gypsum Board
90. 44 1/2" Gypsum Board	90. 44 1/2" Gypsum Board
91. 45" Gypsum Board	91. 45" Gypsum Board
92. 45 1/2" Gypsum Board	92. 45 1/2" Gypsum Board
93. 46" Gypsum Board	93. 46" Gypsum Board
94. 46 1/2" Gypsum Board	94. 46 1/2" Gypsum Board
95. 47" Gypsum Board	95. 47" Gypsum Board
96. 47 1/2" Gypsum Board	96. 47 1/2" Gypsum Board
97. 48" Gypsum Board	97. 48" Gypsum Board
98. 48 1/2" Gypsum Board	98. 48 1/2" Gypsum Board
99. 49" Gypsum Board	99. 49" Gypsum Board
100. 49 1/2" Gypsum Board	100. 49 1/2" Gypsum Board



REVISIONS

NO.	DATE	DESCRIPTION
1	06/08/2013	OWNER SET
2	06/15/2013	DESIGN/REVISED
3	10/02/2013	REVISION
4	11/18/2013	OWNER REVISIONS

PROJECT INFORMATION

TESLA
SYOSSET • SALES/SERVICE
 7 ADRIAN WAY
 SYOSSET, NY 10984

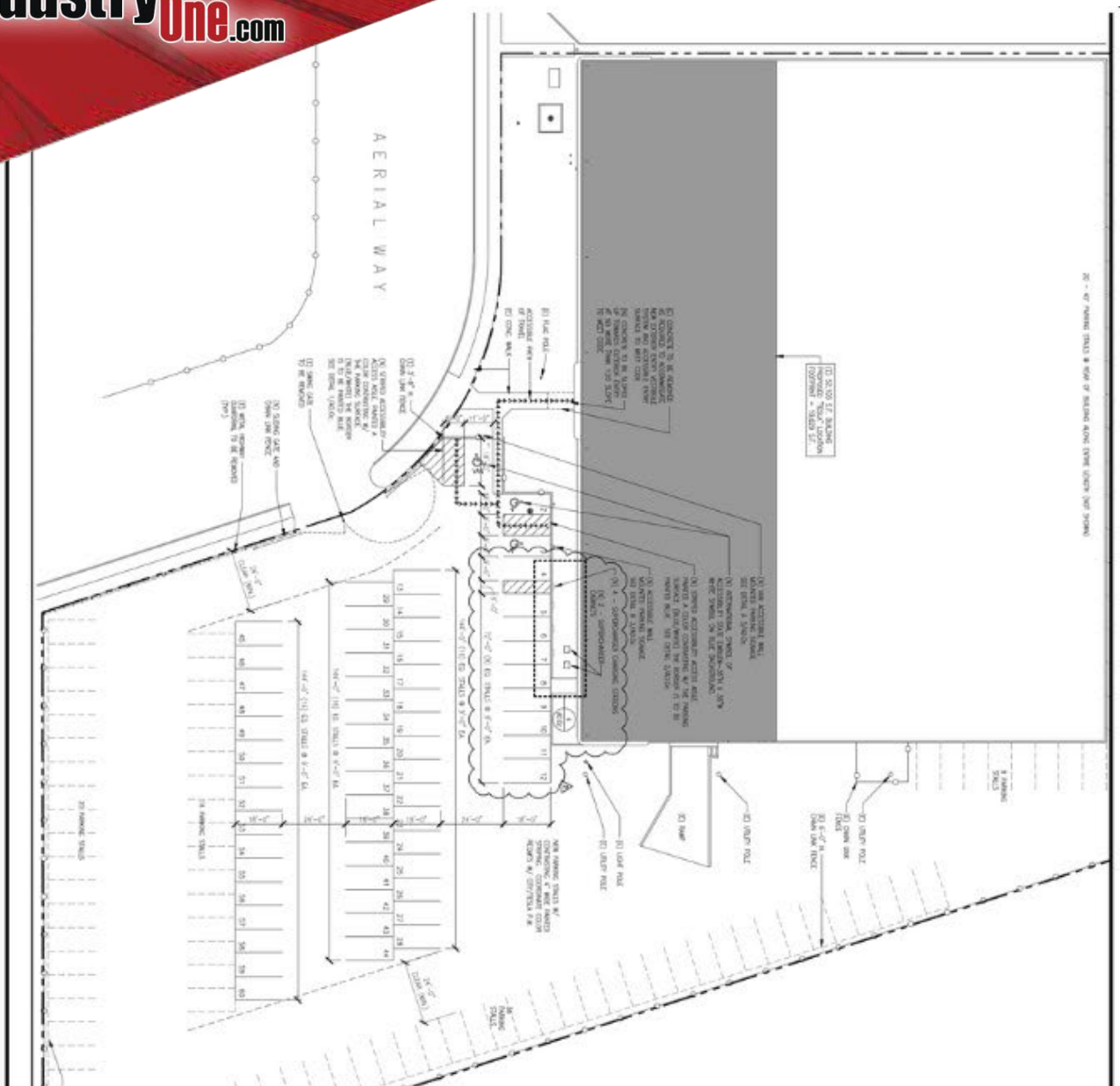
TESLA MOTORS
 3500 DEER LANE ROAD
 PALO ALTO, CA 94304

finn daniels
 ARCHITECTS



FLOOR PLAN

A2.



REQUIREMENT	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D.
ZONING DISTRICT	U - LIGHT INDUSTRIAL	U - LIGHT INDUSTRIAL	U - LIGHT INDUSTRIAL	-
ZONING USE	-	8 BAY / 8 BAY / 8 BAY / 8 BAY	8 BAY / 8 BAY / 8 BAY / 8 BAY	NO
TOTAL LOT AREA	1 ACR (434,100)	EXISTING TO REWYN	NO CHANGE	NO
FRONT YARD SETBACK	35'	EXISTING TO REWYN	NO CHANGE	NO
REAR YARD SETBACK	35'	EXISTING TO REWYN	NO CHANGE	NO
LEFT SIDE YARD SETBACK	5'	EXISTING TO REWYN	NO CHANGE	NO
RIGHT SIDE YARD SETBACK	5'	EXISTING TO REWYN	NO CHANGE	NO
BUILDING COVERAGE (%)	20% MAX	EXISTING TO REWYN	NO CHANGE	NO
BUILDING HEIGHT	35' MAX	EXISTING TO REWYN	NO CHANGE	NO
STREET RIGHT OF WAY	-	35'	NO CHANGE	NO
BIFFER AREA & SETBACK	15' MIN	10'	NO CHANGE	NO

ZONING INFORMATION			
BUILDING USER DIMENSIONS	ASSESS 80 FT.	PARKING CALC FACTOR	REQ'D PARKING STALLS
SALES/OFFICE	2,500	1/200 SQ. FT.	13
SERVICE, INSPECTION & DELIVERY	1,112	1/300 SQ. FT.	4
REPAIR-SERVICE BAYS	13,300	INCLUDES THE BAY	36
STORAGE UNOCCUPIED SPACE	1,862	1/1,000 SQ. FT.	2
TOTAL	18,674	N/A	55

PARKING CALCULATIONS	
ACCESSIBLE PARKING STALLS	% OF TOTAL, MINIMUM OF REQ'D STALLS
STANDARD PARKING STALLS	57
PROOF OF PARKING	151
TOTAL	151

TESLA
SYOSSET • SALES/SERVICE
7 AERIAL WAY
SYOSSET, NY 11791

finn daniel
ARCHITECT
301 W. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.FINNDANIELARCH.COM

TESLA MOTOR
3599 DEER CREEK ROAD
PALO ALTO, CA 94304

DATE: 08.08.2013
CHECK SET: 08.15.2013
LL/P/DMT/RD: 08.15.2013
TENTANT REVISIONS: 11.18.2013

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SHEET NUMBER:
A0

SITE PLAN
DETAIL

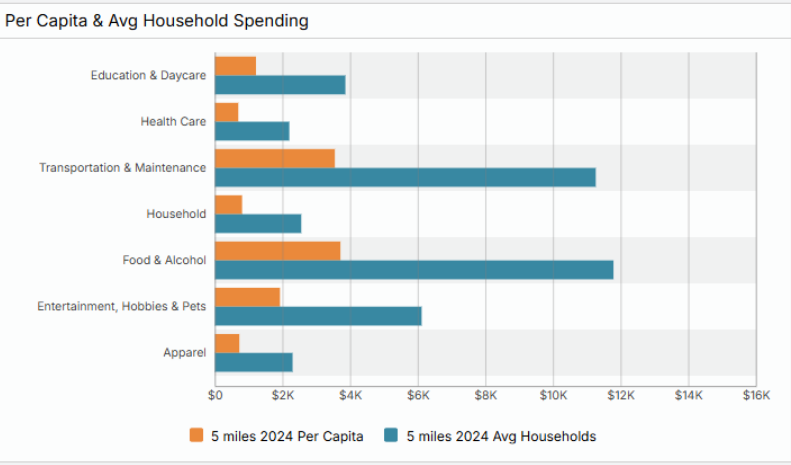
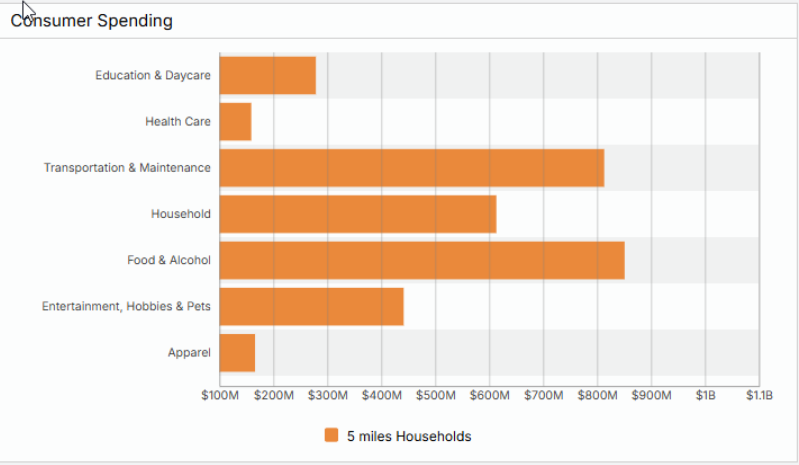
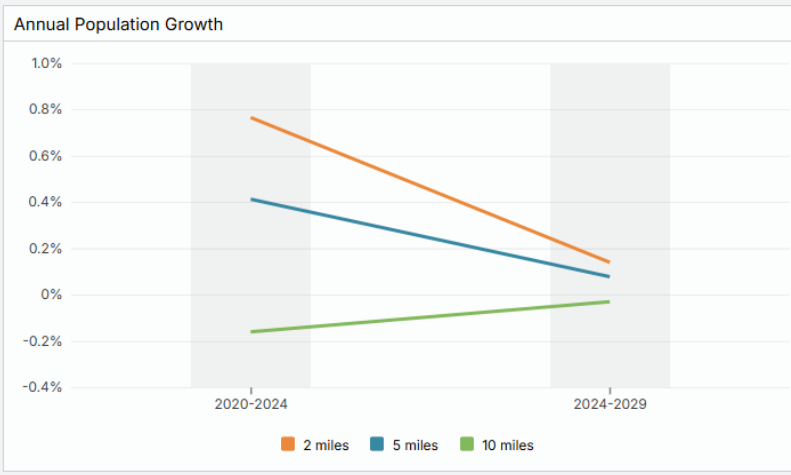
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RETAILER MAP
Less Than ¼ Mile to
Lifetime



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Consumer Spending By Industry

Radius	2 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$37,392,245	\$2,316	\$739	\$165,893,237	\$2,298	\$724	\$763,041,511	\$2,234	\$717
Entertainment, Hobbies & P...	\$97,792,987	\$6,057	\$1,933	\$441,380,566	\$6,114	\$1,926	\$2,026,109,024	\$5,932	\$1,904
Food & Alcohol	\$193,510,210	\$11,986	\$3,825	\$850,877,706	\$11,787	\$3,713	\$3,885,223,206	\$11,374	\$3,650
Household	\$140,842,394	\$8,724	\$2,784	\$613,124,065	\$8,493	\$2,675	\$2,735,277,564	\$8,008	\$2,570
Transportation & Maintena...	\$181,443,806	\$11,238	\$3,586	\$813,048,222	\$11,263	\$3,548	\$3,671,113,028	\$10,748	\$3,449
Health Care	\$36,232,394	\$2,244	\$716	\$158,901,384	\$2,201	\$693	\$714,372,066	\$2,091	\$671
Education & Daycare	\$65,303,398	\$4,045	\$1,291	\$278,632,454	\$3,860	\$1,216	\$1,222,992,365	\$3,580	\$1,149
Total Specified Consumer ...	\$752,517,434	\$46,610	\$14,873	\$3,321,857,634	\$46,015	\$14,496	\$15,018,128,764	\$43,967	\$14,110