

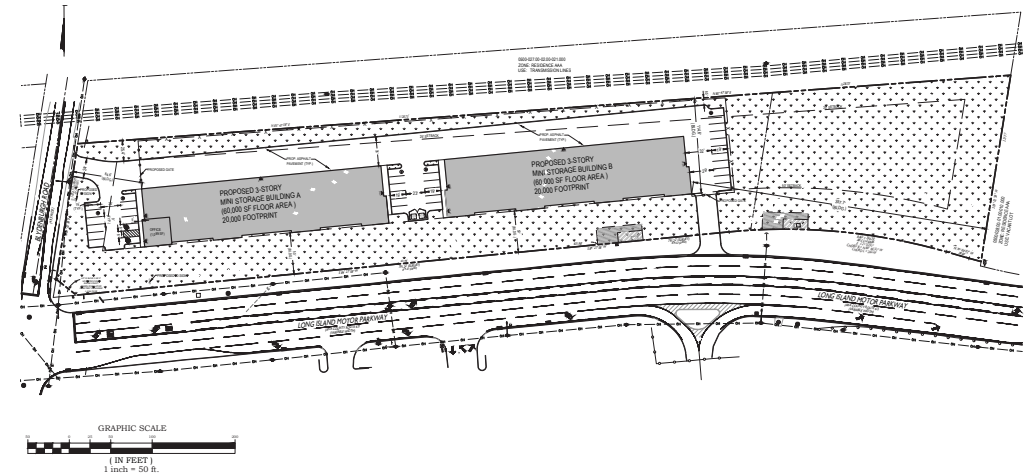
OFFERING MEMORANDUM
**MOTOR PARKWAY &
BLYDENBURGH ROAD**



APPROVED 120,000 SF SELF-STORAGE

APPROVED SELF-STORAGE DEVELOPMENT SITE OVERVIEW

Sale Price	\$3,900,000
Lot Size	+/- 4.5 Acres
Parcel ID	Section 27, Block 101, Lot 22 & 25
Municipality	Town of Islip
Zoning	IND-1
Approved Building Size	120,000 SF
# of Floors	3
# of Buildings	2
# of Doors	52 Drive-up units
Parking	Surface parking



This approved self-storage development is located at the high-visibility intersection of Motor Parkway and Blydenburgh Road in Islandia, New York, less than 1/4 mile from the Long Island Expressway service road. The 4.55 acre site is entitled for two three-story buildings totaling 120,000 square feet, featuring approximately 1,100 feet of frontage along Motor Parkway. The planned facility includes a mix of climate-controlled units and ground-level drive-up units with overhead doors, with all site plan approvals in place and included in the sale.

Strategically positioned on the Islandia/Hauppauge border, the property benefits from strong surrounding demand drivers, including a 150-unit luxury apartment rental development less than one mile away that finished construction in 2025, proximity to Jake's 58 Casino, and a planned Trader Joe's distribution facility with potential retail component directly across Motor Parkway.

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APPROVED SELF-STORAGE DEVELOPMENT SITE ELEVATIONS



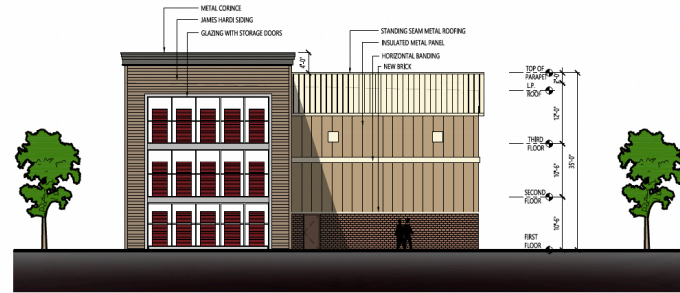
1 SOUTH ELEVATION - FRONT (MOTOR PARKWAY)
SCALE: 3/32" = 1'-0"

NOTES



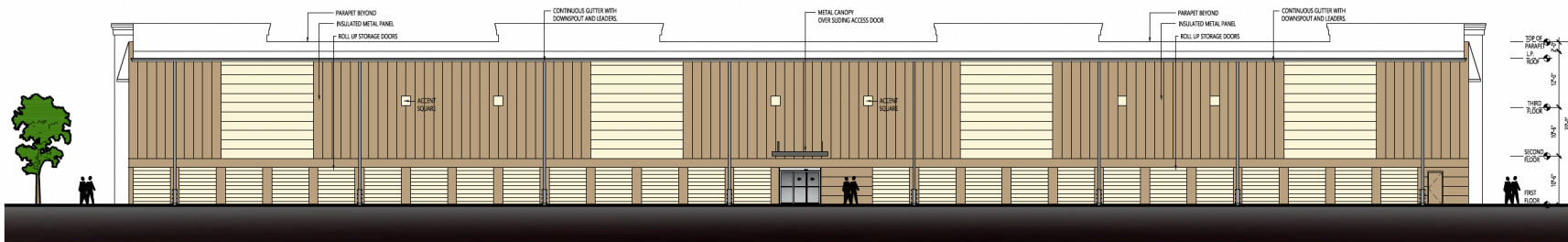
2 WEST ELEVATION - SIDE
SCALE: 3/32" = 1'-0"

NOTES



3 EAST ELEVATION - SIDE
SCALE: 3/32" = 1'-0"

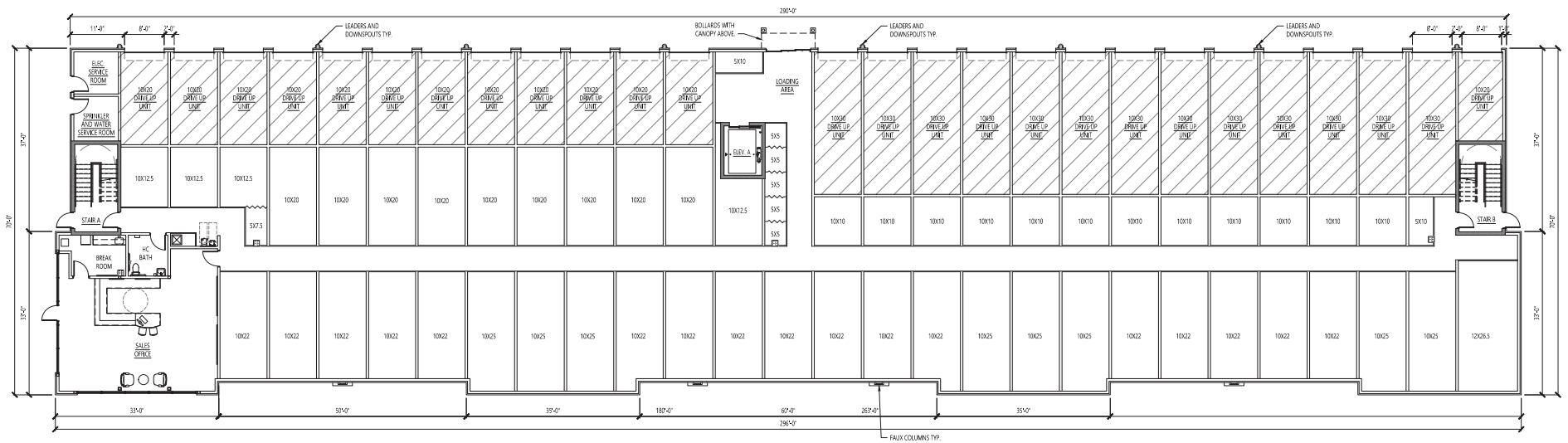
NOTES



4 NORTH ELEVATION - REAR
SCALE: 3/32" = 1'-0"

NOTES

APPROVED SELF-STORAGE DEVELOPMENT SITE FLOOR PLAN

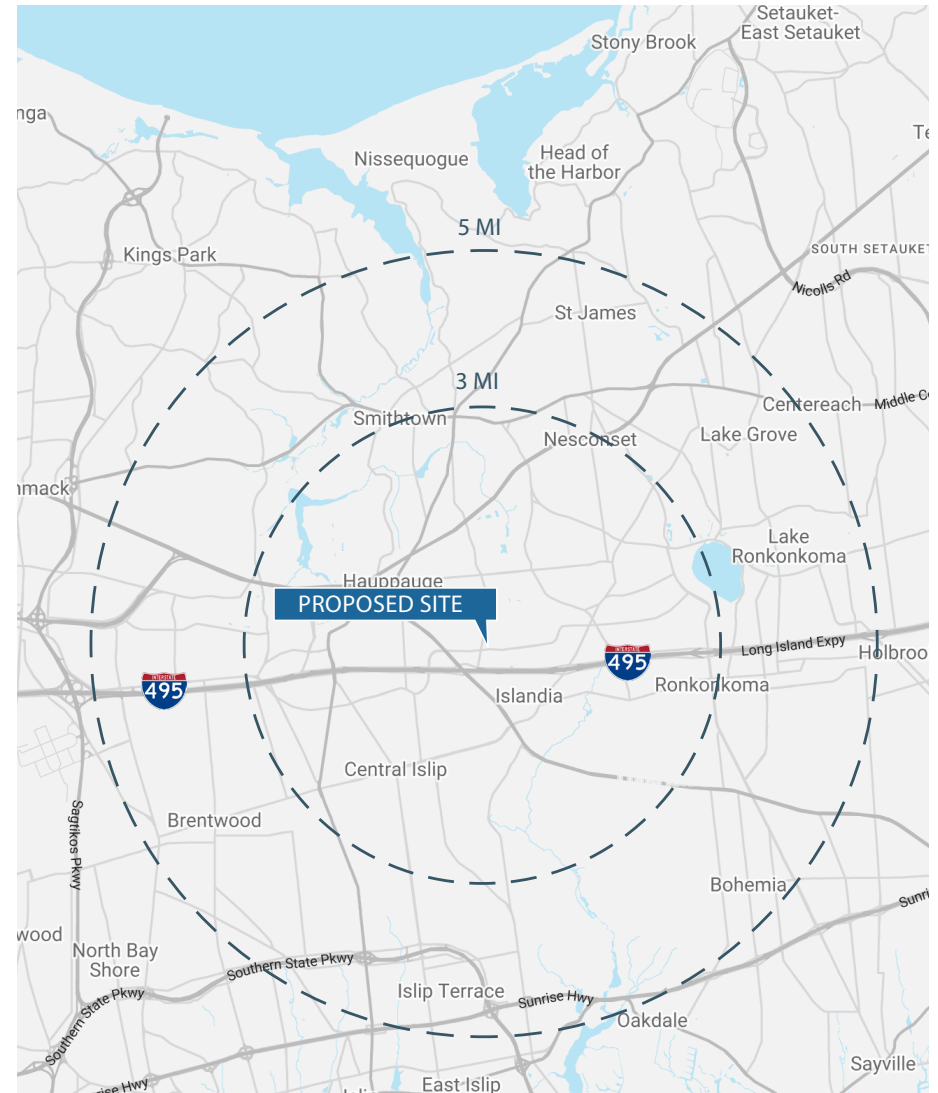


1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



APPROVED SELF-STORAGE DEVELOPMENT SITE DEMOGRAPHICS

2025	3 Miles	5 Miles
Population	87,029	191,302
Households	26,337	61,410
Renter Occupied (%)	4,768 (18%)	10,660 (17%)
Avg HH Income	\$146,537	\$155,936
Businesses	4,575	12,881



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FOR ADDITIONAL INFORMATION



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.