



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

6.8% Cap Rate

**Fully Leased Multi-Tenant
Industrial For Sale**

Now Asking : \$7,249,000

Net Income: \$489,388

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**

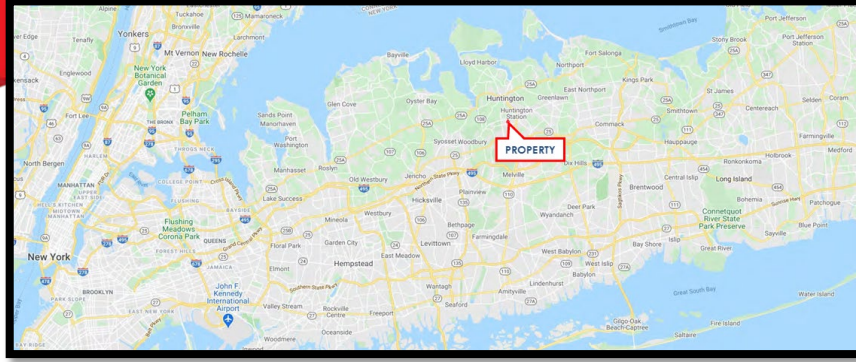
**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500

www.industryone.com

Market Data



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 \$21.75 PSF outperforming the rest of the Long Island Industrial Market by over 10%. 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 of the nicest Multi-Tenant Industrial Buildings in Huntington.

Northwest Suffolk Industrial Submarket

Long Island - NY USA ☆☆☆☆

↔ 3.5M
Inventory SF

↔ 0
Under Constr SF

↓ (59.3K)
12 Mo Net Absorp SF

↑ 6.2%
Vacancy Rate

↑ \$21.75
Market Asking Rent/SF

The Northwest Suffolk industrial submarket has a vacancy rate of 6.2% as of the second quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 1.7%, a result of no net delivered space and -59,000 SF of net absorption. The Northwest Suffolk industrial submarket contains roughly 3.5 million SF of inventory. The submarket has approximately 1.5 million SF of logistics inventory, 810,000 SF of flex inventory, and 1.2 million SF of specialized inventory. Market rents in Northwest Suffolk are \$23.00/SF. Rents average around \$23.00/SF for logistics buildings, \$27.00/SF for flex properties, and \$19.40/SF for specialized assets.

Comparison Trends

	Northwest Suffolk Industrial Submarket	Long Island Industrial Market
Availability		
Market Asking Rent/SF	↑ \$21.75	↑ \$19.73
Vacancy Rate	↑ 6.2%	↑ 5.7%
Vacant SF	↑ 220K	↑ 10.6M
Availability Rate	↑ 5.7%	↓ 7.3%
Available SF Direct	↑ 197K	↑ 12.8M
Available SF Sublet	↑ 5K	↓ 907K
Available SF Total	↑ 202K	↑ 13.6M

Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com

Rent Roll

INVESTMENT OFFERING — LONG ISLAND INDUSTRIAL

130–138 Railroad Street
Huntington Station, New York 11746

HEAVY INDUSTRIAL · I5

RENT ROLL AS OF 07.01.2026

BUILDING SIZE	LAND AREA	POWER	PERMITTED USES
30,500 SF	1.54 Acres	1,200 Amps	Light Industrial · General Warehousing & Storage · Autobody · Auto Repair · Outdoor Storage

RENT ROLL

#	TENANT	SIZE (SF)	LEASE END	INCREASE	OPTION	LEASE TYPE	MONTHLY RENT	ANNUAL RENT	ANNUAL REIMB.	GROSS INCOME	GROSS PSF
01	Caliber Collision	10,500	5/31/2030	3%	None	Industrial Gross	\$13,961	\$167,533	\$1,405	\$168,938	\$16.09
02	TKX Performance	10,000	MTM	3%	None	NNN (Market Renewal)	\$15,717	\$188,600	\$27,400	\$216,000	\$21.60
03	Autosport Design	10,000	6/30/2031	3%	Mutual 5-Year	NNN	\$12,819	\$153,831	\$27,400	\$181,231	\$18.12
TOTALS		30,500					\$42,497	\$509,964	\$56,205	\$566,169	\$18.56

TKX Performance lease expired 5/31/2026 and is currently month-to-month. Rental terms shown reflect fair market renewal assumption at \$21.60/SF gross, supported by a same-building sublease executed May 2026 at \$21.60/SF.

All tenants are directly responsible for the maintenance, repair, and operation of their own premises, including associated exterior areas and interior R&M, HVAC, utilities, and other routine services.

OTHER INCOME

Autosport Sublease Profit Share **\$6,800**

TOTAL BUILDING GROSS INCOME \$572,969

NET OPERATING INCOME

LINE ITEM	AMOUNT	PSF
Total Building Gross	\$572,969	\$18.79
Less: Real Estate Taxes	(\$62,717)	(\$2.06)
Less: Insurance	(\$20,864)	(\$0.68)
NET OPERATING INCOME	\$489,388	\$16.05

Joseph Natoli

LICENSED REAL ESTATE SALESPERSON

B.S. Real Estate Finance

Industry One Realty Corp.

150 Broadhollow Road, Suite 315 · Melville, NY 11747

EMAIL jnatoli@industryone.com

DIRECT 631.694.3500 ext. 318

MOBILE 631.525.1099

WEB www.industryone.com

Exterior



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**
*All information is from sources deemed reliable, and is submitted subject to
errors, omissions, change of price, rental, prior sale and withdrawal without notice.*

631-694-3500
www.industryone.com

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.



Specialists in Office, Industrial, Retail & Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500

www.industryone.com

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.



Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500

www.industryone.com

Tenant #3

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



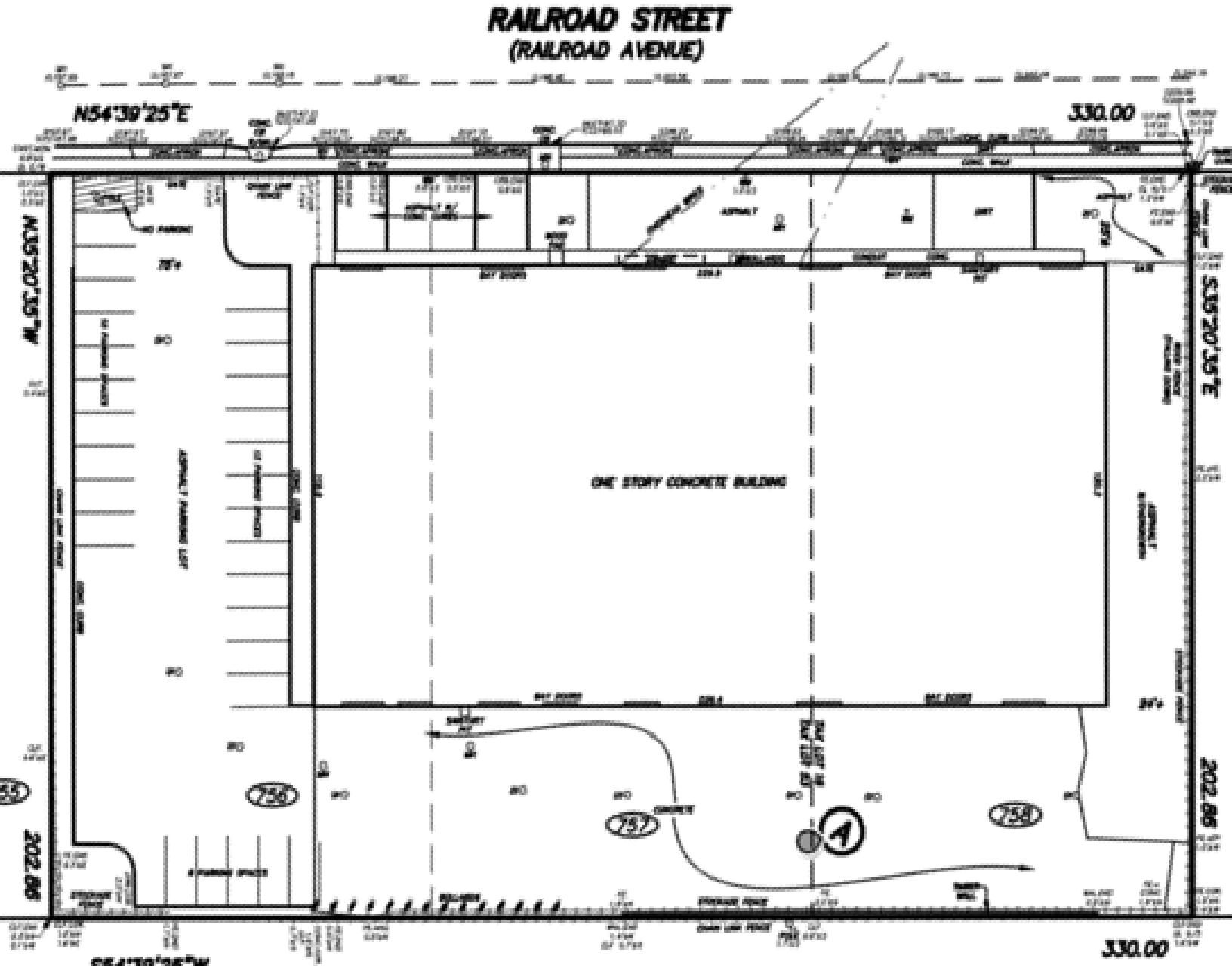
Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500

www.industryone.com

Survey



Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

631-694-3500
www.industryone.com