

# 110 MOTOR PARKWAY, HAUPPAUGE

***For Sale: ±3.41-Acre Development  
Site with Concept Hotel Plans***

- Direct Access to LIE / I-495
- Light Industry (LI) Zoning



**Motor Parkway**



**CUSHMAN &  
WAKEFIELD**

**LONG ISLAND  
INVESTMENT SALES TEAM**



# 110 MOTOR PARKWAY, HAUPPAUGE

## Executive Summary

**Cushman & Wakefield** is pleased to present for sale **Lot 4.2 of 110 Motor Parkway**, a ±3.41-acre development parcel located in Hauppauge, NY. Formerly utilized as overflow parking for the adjacent hotel, the site offers significant development potential at the entrance to the Long Island Innovation Park, directly off the Long Island Expressway (I-495).

The property is located within the Light Industrial (LI) zoning district and the Hauppauge Industrial Park Overlay, which supports a variety of commercial uses. Included in the offering are conceptual plans for a 144-room hotel, which were previously approved by the Town of Smithtown with variances related to floor area ratio, building height, and guest room density. While the prior zoning approvals have since expired, the plans offer a valuable framework for reapplication and refinement, subject to Site Plan Review and re-approval by the Town.

## Tax Map





Subject Property

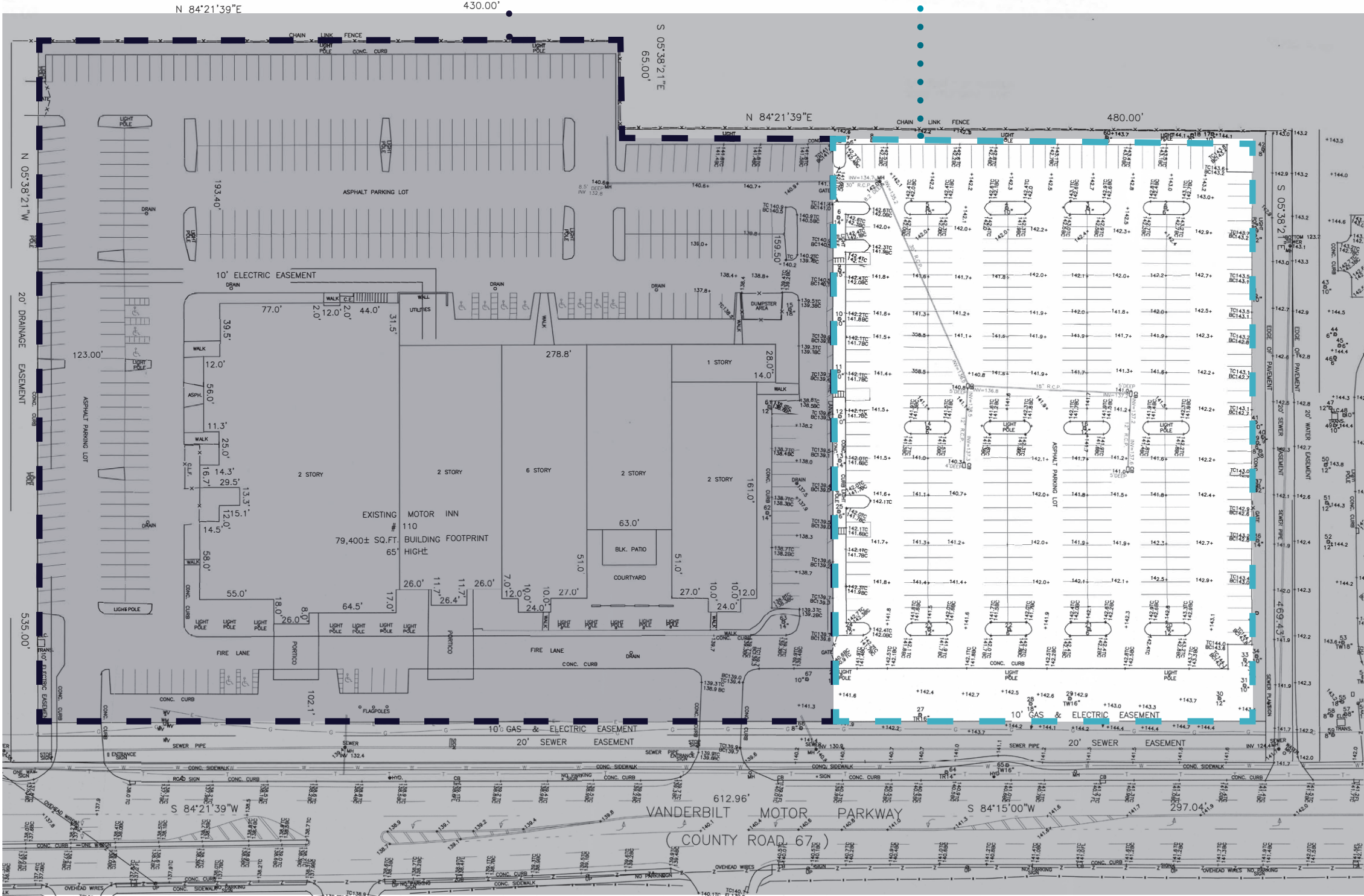
Motor Parkway



# SITE PLAN

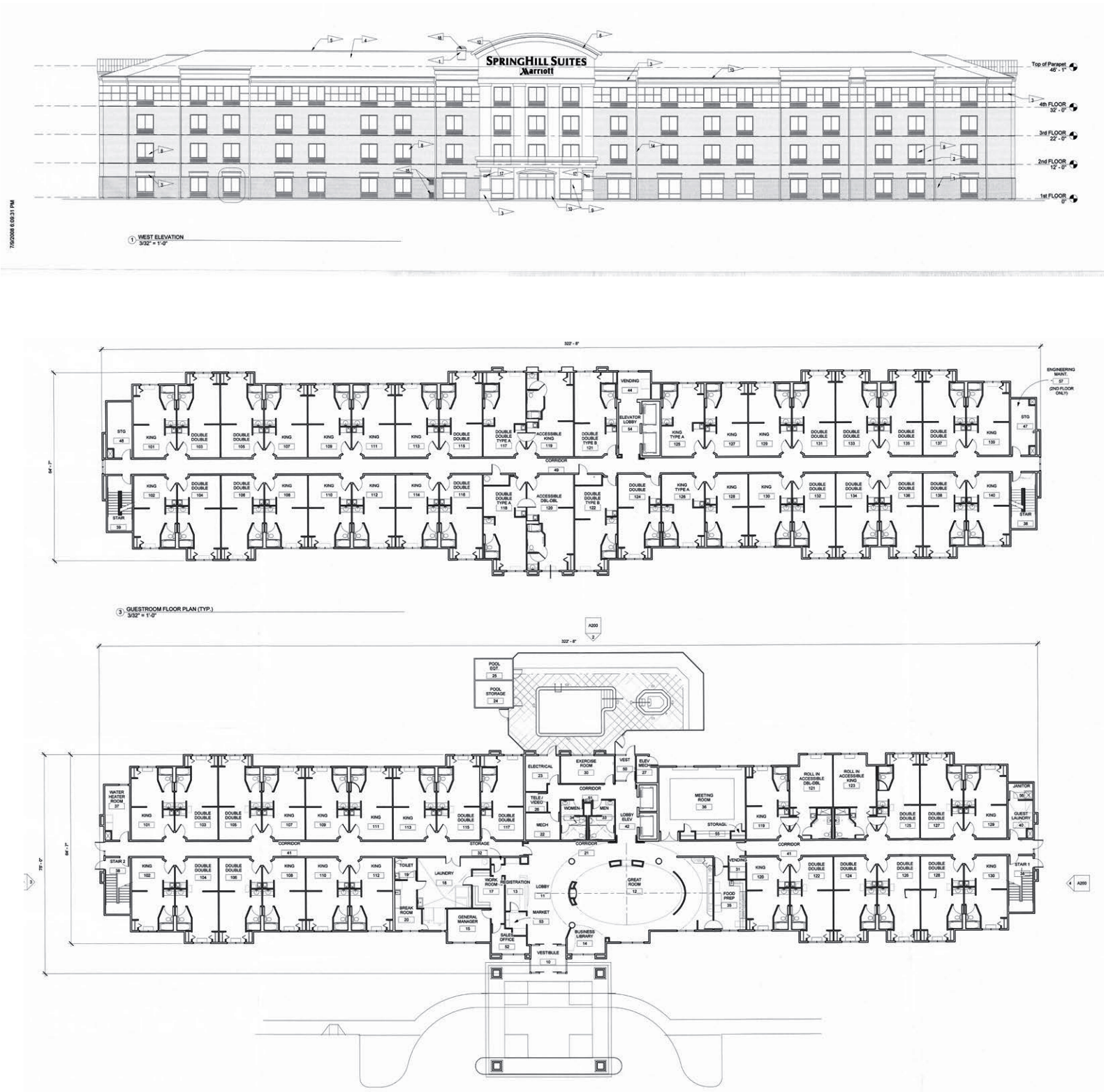
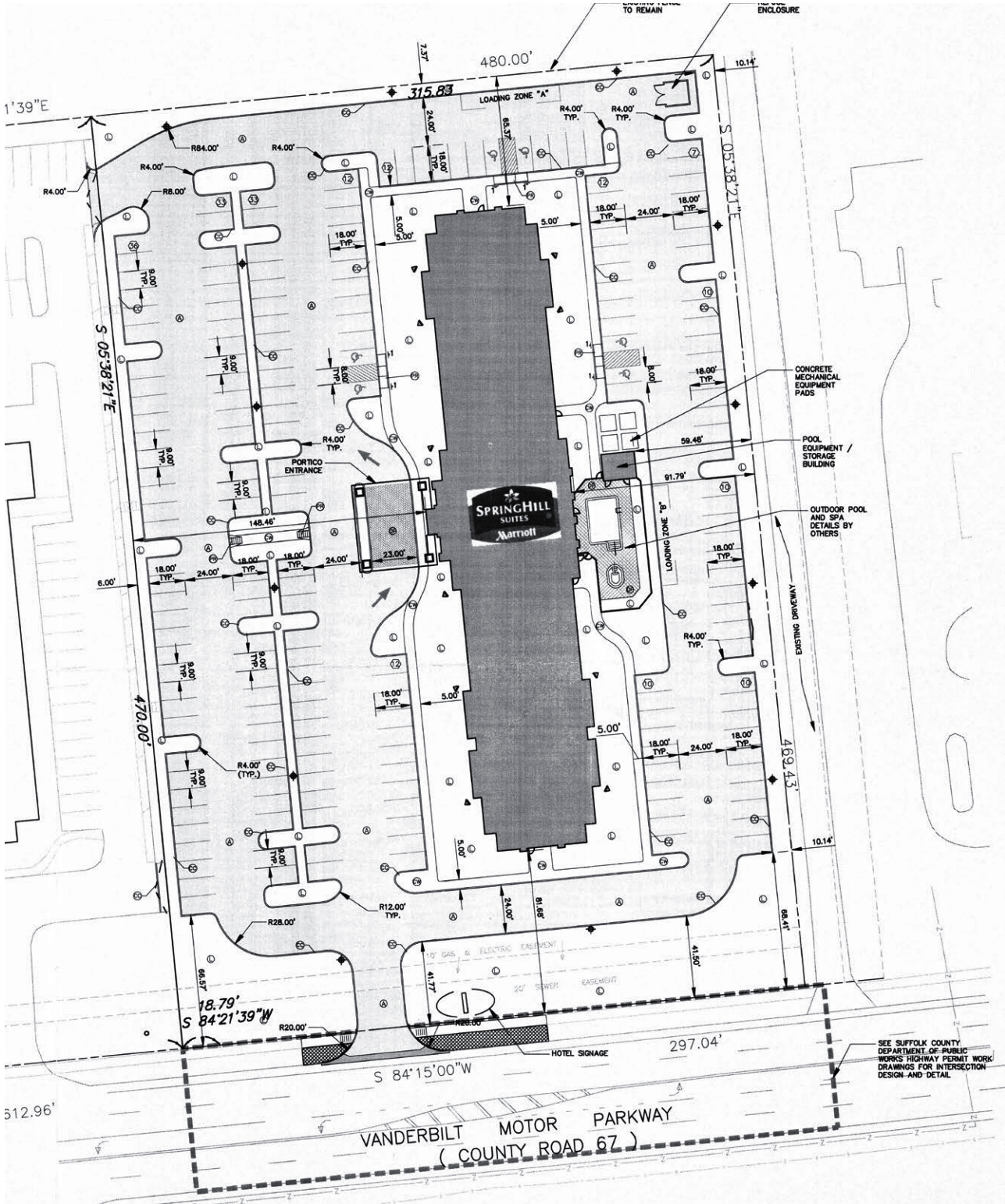
**Lot 4.1**  
**7.00 Acres**

**Lot 4.2**  
**3.4 Acres**





# PREVIOUSLY APPROVED PLANS - NOW EXPIRED





# CENTRAL LOCATION



# SEAMLESS ACCESS





# LONG ISLAND INNOVATION PARK AT HAUPPAUGE

## Where Business Meets Innovation

2ND LARGEST INDUSTRIAL PARK IN THE NATION AFTER SILICON VALLEY

1,350 COMPANIES

55,000 EMPLOYEES

\$13 BILLION IN ANNUAL OUTPUT

58% TRADABLE INDUSTRIES

Designed in collaboration with Long Island’s most visionary institutions, the LI Innovation Park is a “Blueprint for Innovation” to enhance business growth, strengthening workforce development, attract top talent, facilitate technology transfer, and build robust connections between businesses, government, and institutions.

Planned physical transformations include the establishment of a new “innovation node,” an advanced manufacturing hub, a workforce training center, a new residential component, modernized infrastructure, seamless thoroughfares, greenway connections, and extensive solar roofing.

Centrally located on Long Island, the park is approximately an hour’s drive from New York City, with easy access from the Long Island Expressway, the Northern State Parkway, and the Sagtikos Parkway. It is also just a few miles from Long Island MacArthur Airport and the Long Island Railroad’s Main Line.





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**LIIPH**

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FOR MORE INFORMATION, PLEASE CONTACT:

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