

# 1516 Motor Pkwy

HAUPPAUGE/ISLANDIA, NEW YORK

FOR SALE OR LEASE | 140,125 SF INDUSTRIAL BUILDING ON 7.92 ACRES

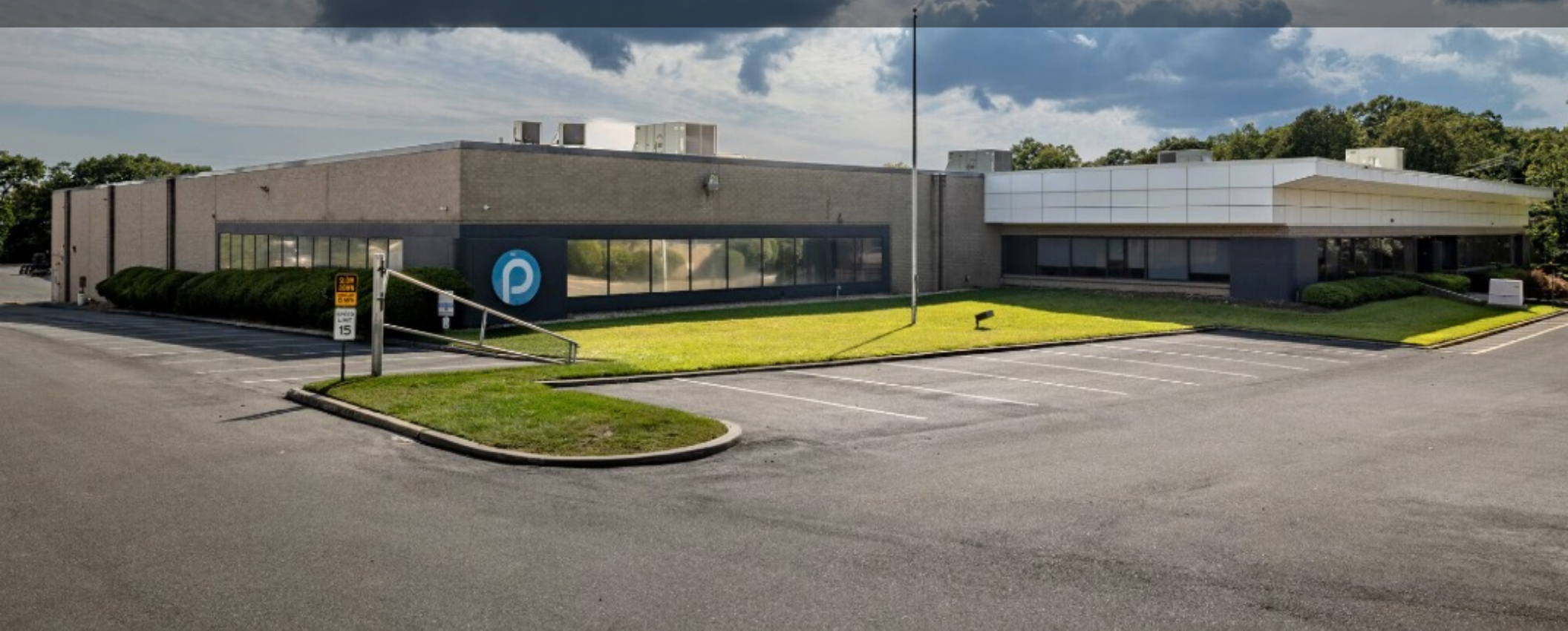
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COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*

## FOR SALE OR LEASE

### 140,000 SF Building on 7.92 Acres

### HAUPPAUGE/ISLANDIA, NY



#### **FOR INFORMATION CONTACT EXCLUSIVE BROKERS:**

Desmond Mullins, Partner, Executive Director | [dmullins@pcrellc.com](mailto:dmullins@pcrellc.com) | 631-398-5654

JB (Jeff) Schwartzberg, Managing Principal | [jbs@pcrellc.com](mailto:jbs@pcrellc.com) | 516-857-8013

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

**PREMIER COMMERCIAL RE LLC**

500 N. Broadway, Suite 105

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## Property Specifications:

**Building Size:** +/- 140,125 SF  
(Divisions Available)

**Lot Size:** +/- 7.92 Acres

**Office:** +/- 6,000 SF

**Ceiling Height:** 22' Clear

**Loading:** 12 Docks, 1 Drive-in

**Power:** 1,600 AMPS

**HVAC:** Full climate control

**Sprinkler System:** ESFR

**Parking:** 241 Spaces

**Zoning:** Light Industrial

**Annual RE Taxes:** \$356,996.98 (\$2.55 PSF)

**Sale Price:** \$38,500,000

**Lease Price:** \$16.50 PSF NNN



## Property Highlights:

- Ideal for a corporate HQ with a strong local labor force
- Excellent distribution facility with full climate control throughout
- Minutes from Exit 57 of Long Island Expressway and Trader Joe's 921,000 SF brand new distribution hub
- IDA benefits available for qualified purchasers

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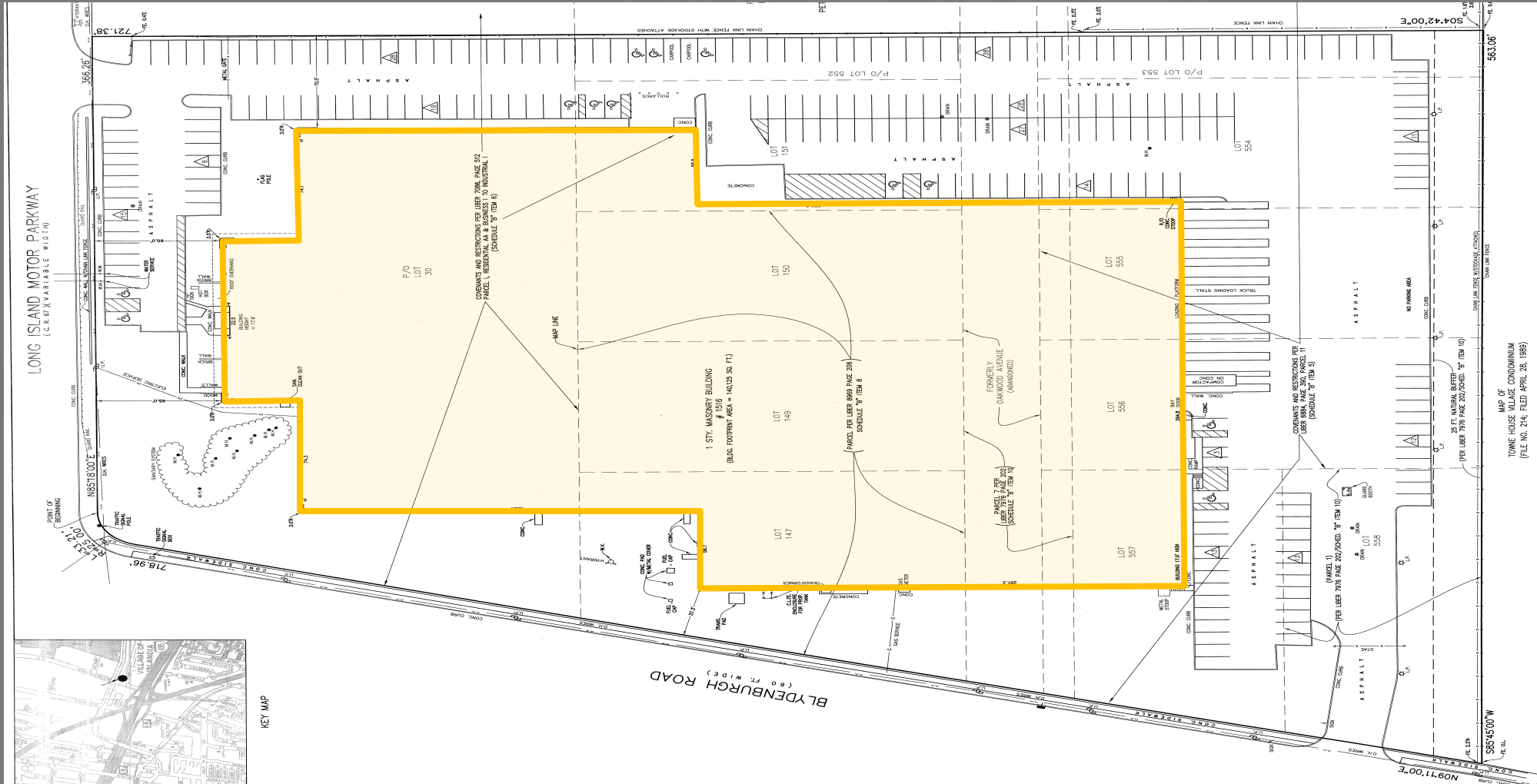
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## Property Survey:



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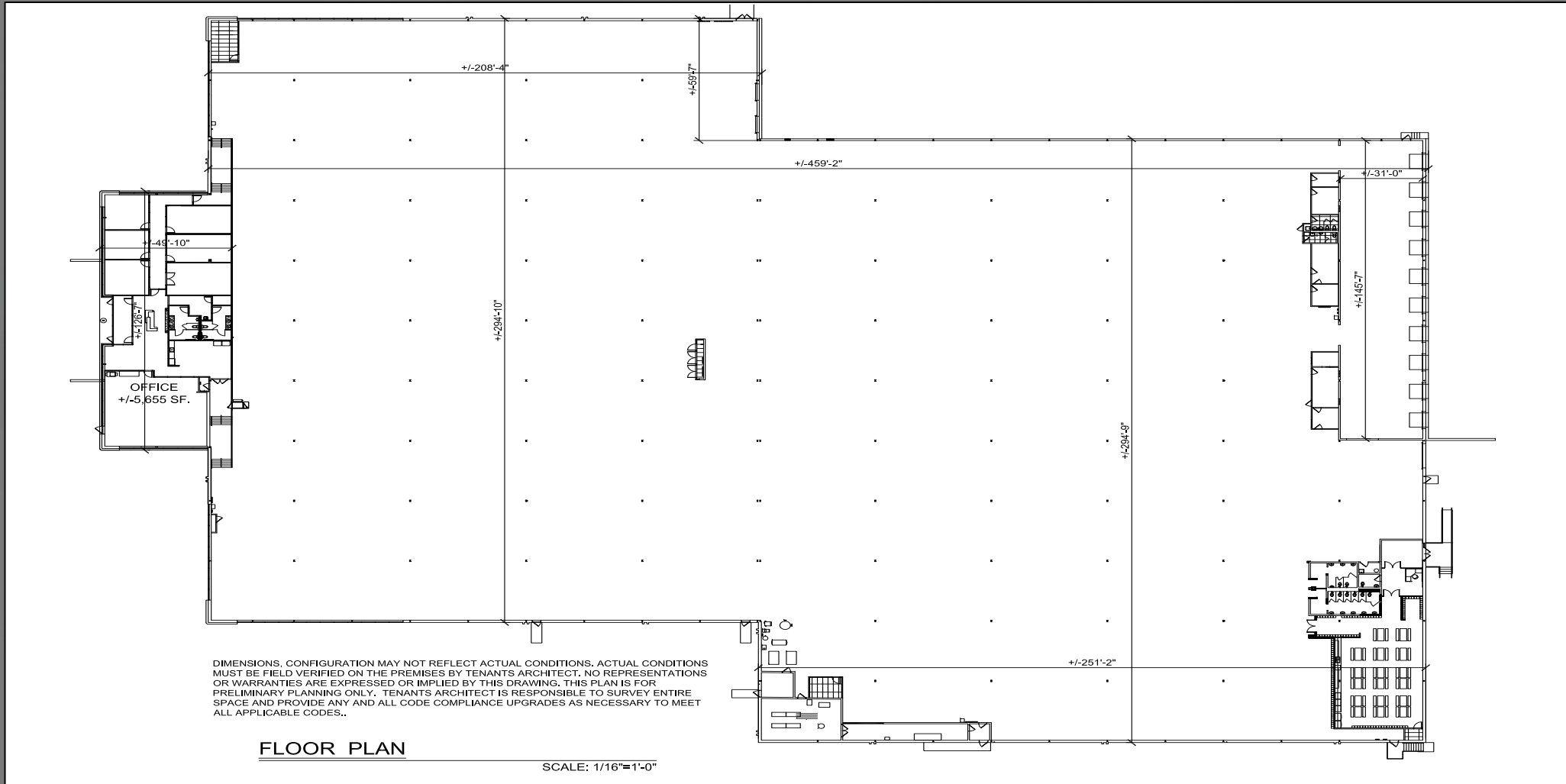
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## Floor Plan:



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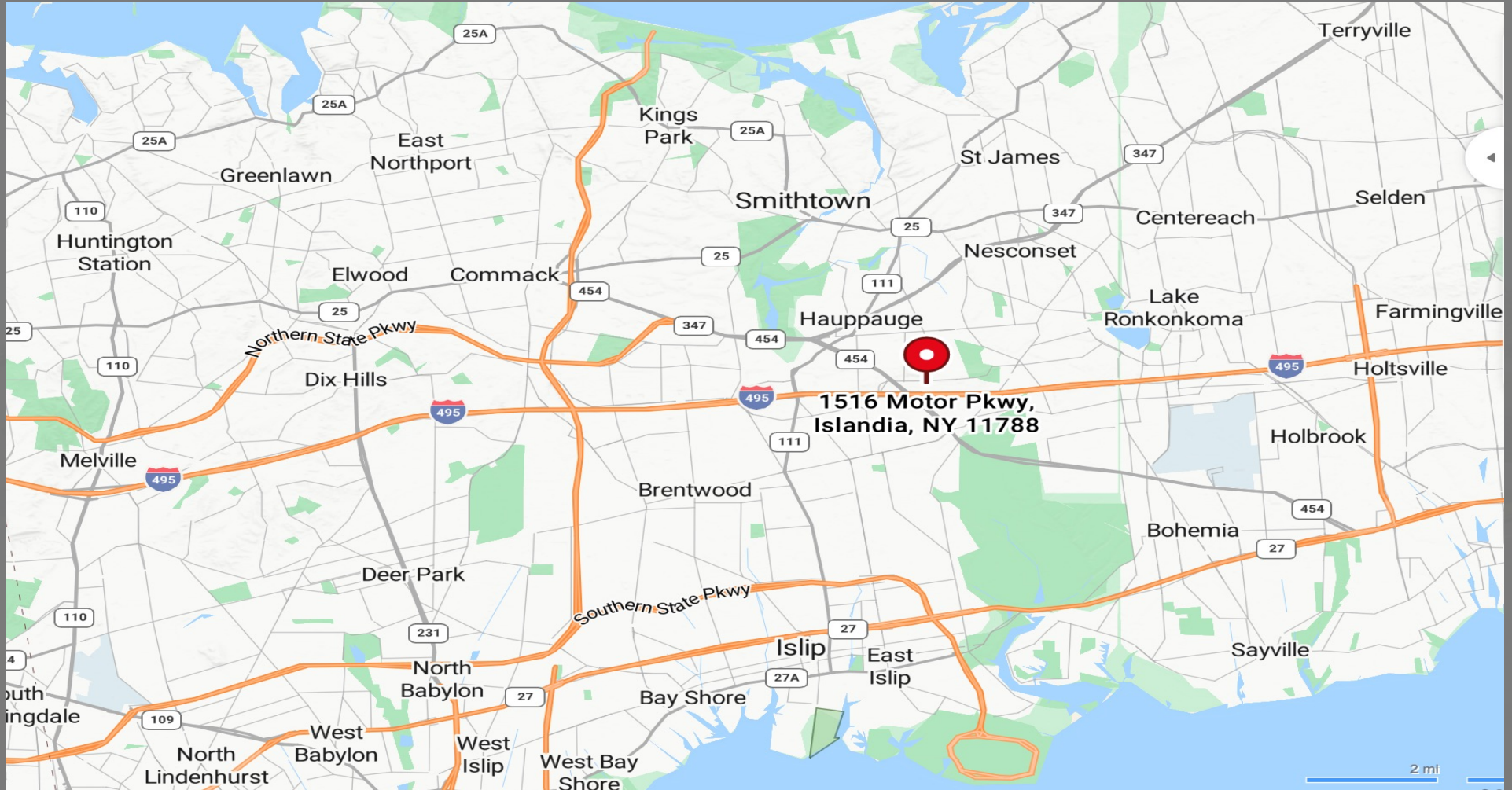
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## MAP:



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