



## 31 Windsor Place, Central Islip, NY 11722

### **Building Now Vacant - Major Renovations Completed**

#### **Renovations include:**

- Refurbished office space and bathrooms
- New LED lighting throughout the offices and plant
- Newly painted plant walls, ceiling, and columns
- Plant floor restoration as needed
- Newly painted building exterior
- Newly paved, sealed and striped site
- Expanded parking - 223 parking spots + 80 land banked parking spots

#### **Property Features:**

- Conveniently located at Veterans Highway
- Less than 2.5 miles to the Long Island Expressway
- Recently installed TPO roof
- Column spacing of 26'x32', 31'x45' and 28'x36'
- Zoned Industrial 1
- Large truck court to maneuver multiple 53' trailers for deliveries/shipping
- Multiple exterior and interior loading points throughout the building
- Interior loading area protected from the elements and ideal for overnight storage of loaded trailers

#### **Specifications**

**143,493 sq. ft.**  
AVAILABLE

**9,598 sq. ft.**  
OFFICE AREA

**10.1 Acres**  
LOT AREA

**16' 9" – 22' 3"**  
CLEAR HEIGHT

**1967**  
YEAR BUILT

**2024**  
RENOVATIONS TO BE COMPLETED

**9**  
DOCK DOORS

**1**  
GROUND LEVEL DOOR

**223 Spaces**  
CAR PARKING

**16 Spaces**  
TRAILER PARKING

**2,000 Amps**  
POWER

**Wet Pipe**  
FIRE SPRINKLERS



**INTERIOR BUILDING PHOTOS**





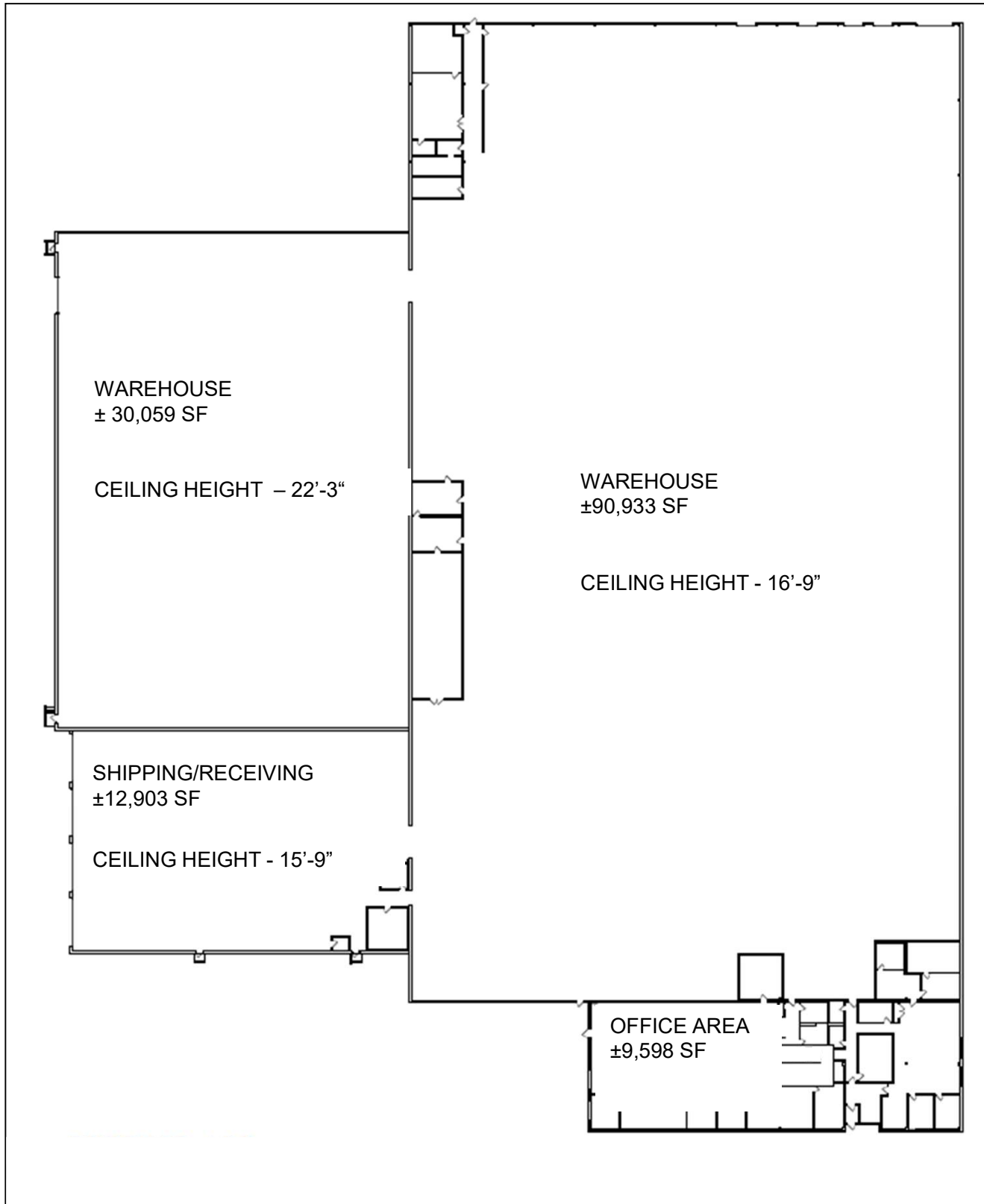


## TWO SEPARATE LOADING AREAS



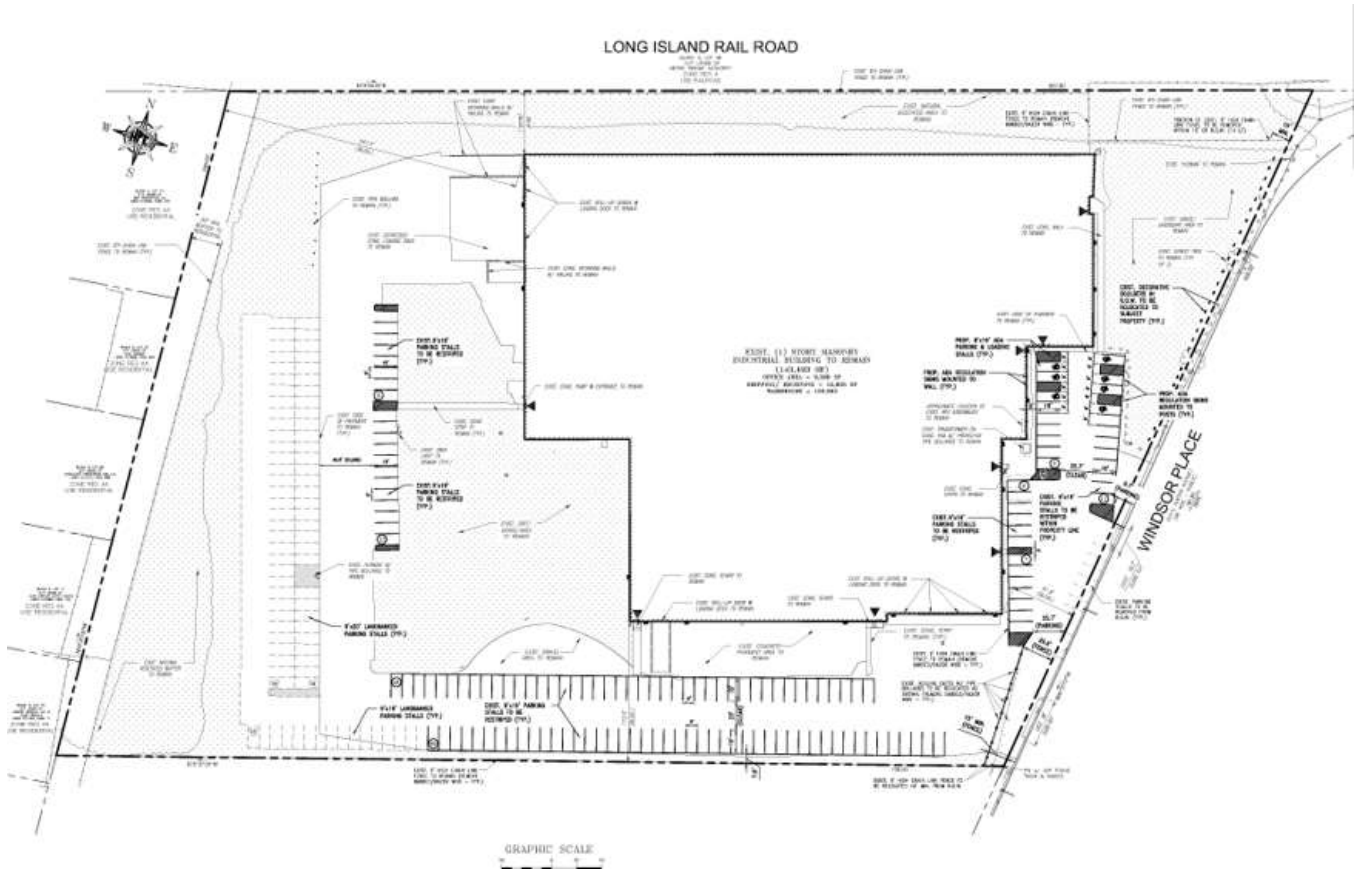


## FLOOR PLAN





## NEW REVISED SITE / PARKING PLAN



### SITE AREA

In Acres	10.1 Acres
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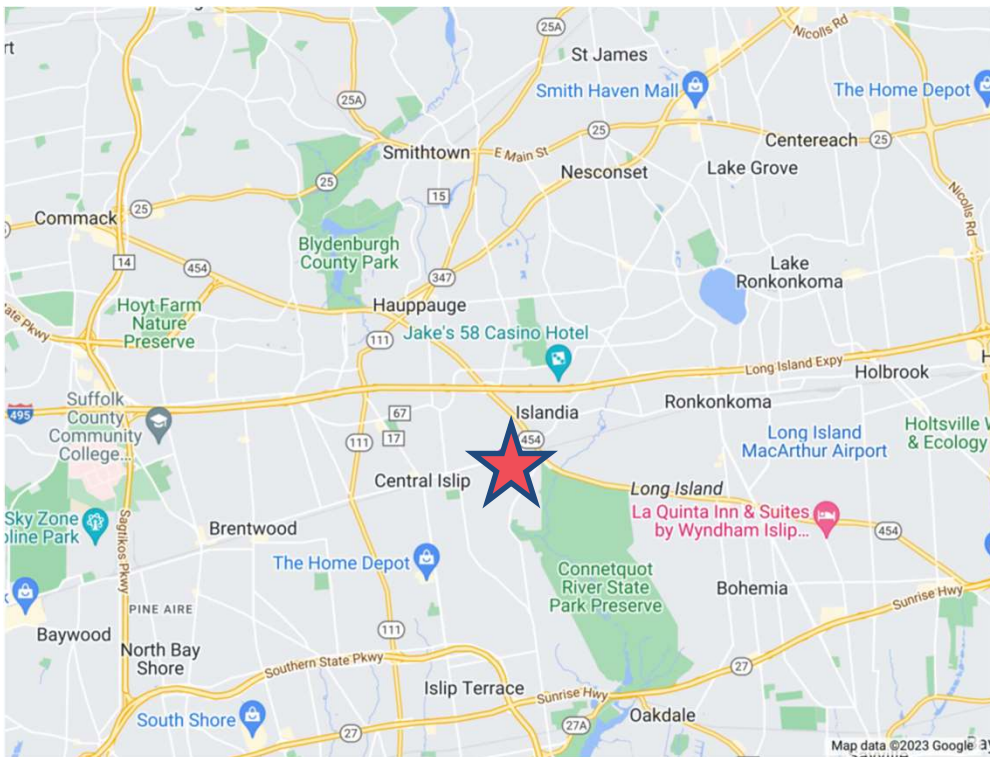
### BUILDING AREA

Office	9,598 sq. ft
Warehouse	133,895 sq. ft
<b>TOTAL</b>	<b>143,493 sq. ft</b>

### PARKING

Auto	223 Stalls + 80 Land Banked
Trailer	16 Stalls
<b>TOTAL</b>	<b>239 Stalls</b>





## Contacts

### NEWMARK

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