

**88 PARKWAY
DRIVE SOUTH**
Hauppauge, NY
OCCUPANCY READY

FOR LEASE
±113,775 SF
NEW CLASS A DEVELOPMENT



88parkwaydrivesouth.com



88

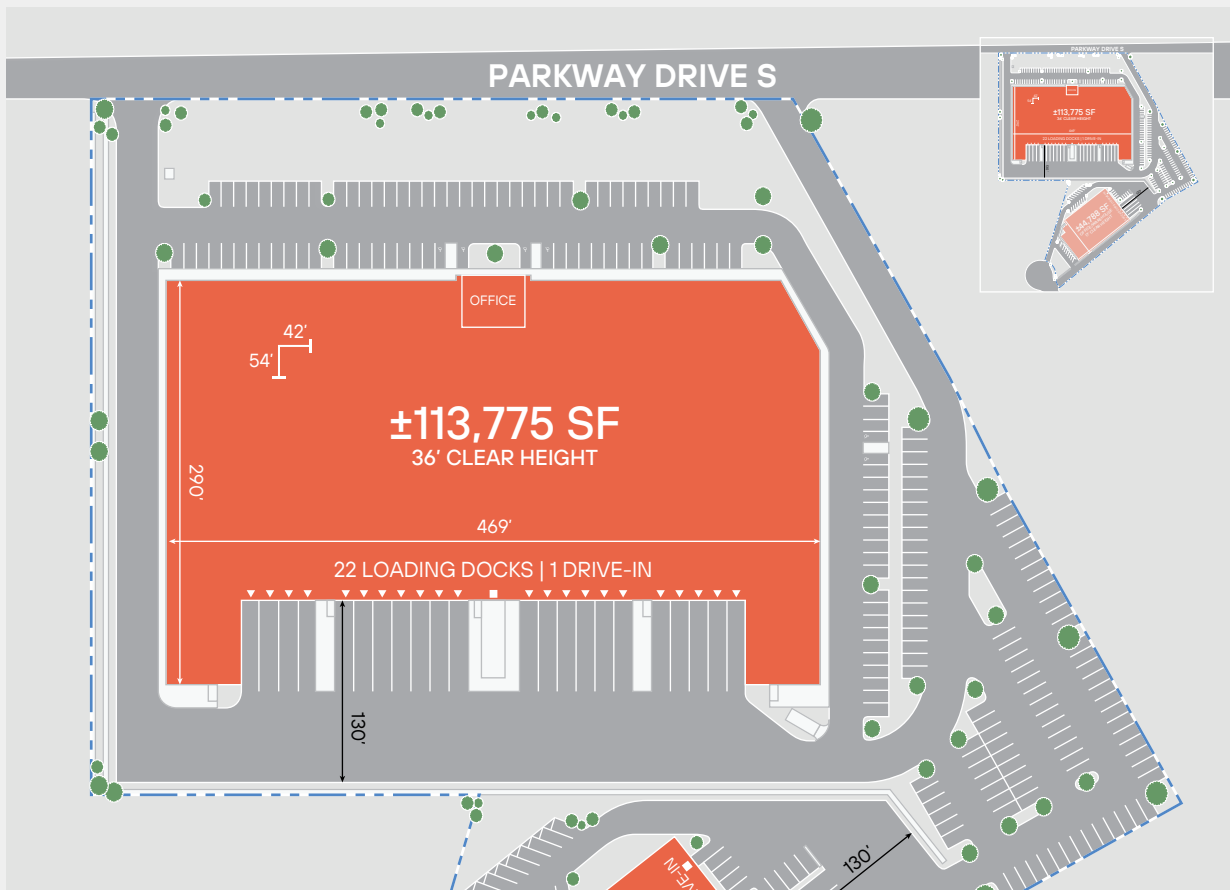
**Less than 1.5 miles
to I-495 (Exit 53)**

Leasing by:



SITE PLAN & SPECIFICATIONS

±113,775 SF FOR LEASE
88 PARKWAY DRIVE SOUTH



AVAILABLE SF:	±113,775 SF (divisible)
BUILDING DIMENSIONS:	469' X 290'
OFFICE:	±2,500 SF or Build-to-Suit
CLEAR HEIGHT:	36'
COLUMN SPACING:	54' x 42'
SPEED BAY	60'
LOADING FORMAT:	Rear
LOADING DOCKS:	22
DRIVE-IN DOORS:	1
TRUCK COURT DEPTH:	130'
CAR SPACES:	±191
POWER:	1,600 Amps
SPRINKLER SYSTEM:	ESFR
SEWERS:	Yes
ZONING:	LI; Light Industry, Town of Smithtown
ASKING PRICE:	Upon request



LOCAL ACCESS

Truck Access to site

Truck Access leaving site

1.3 Miles to I-495

NORTHERN STATE PARKWAY

MORELAND ROAD

LONG ISLAND EXPRESSWAY

EXIT 53

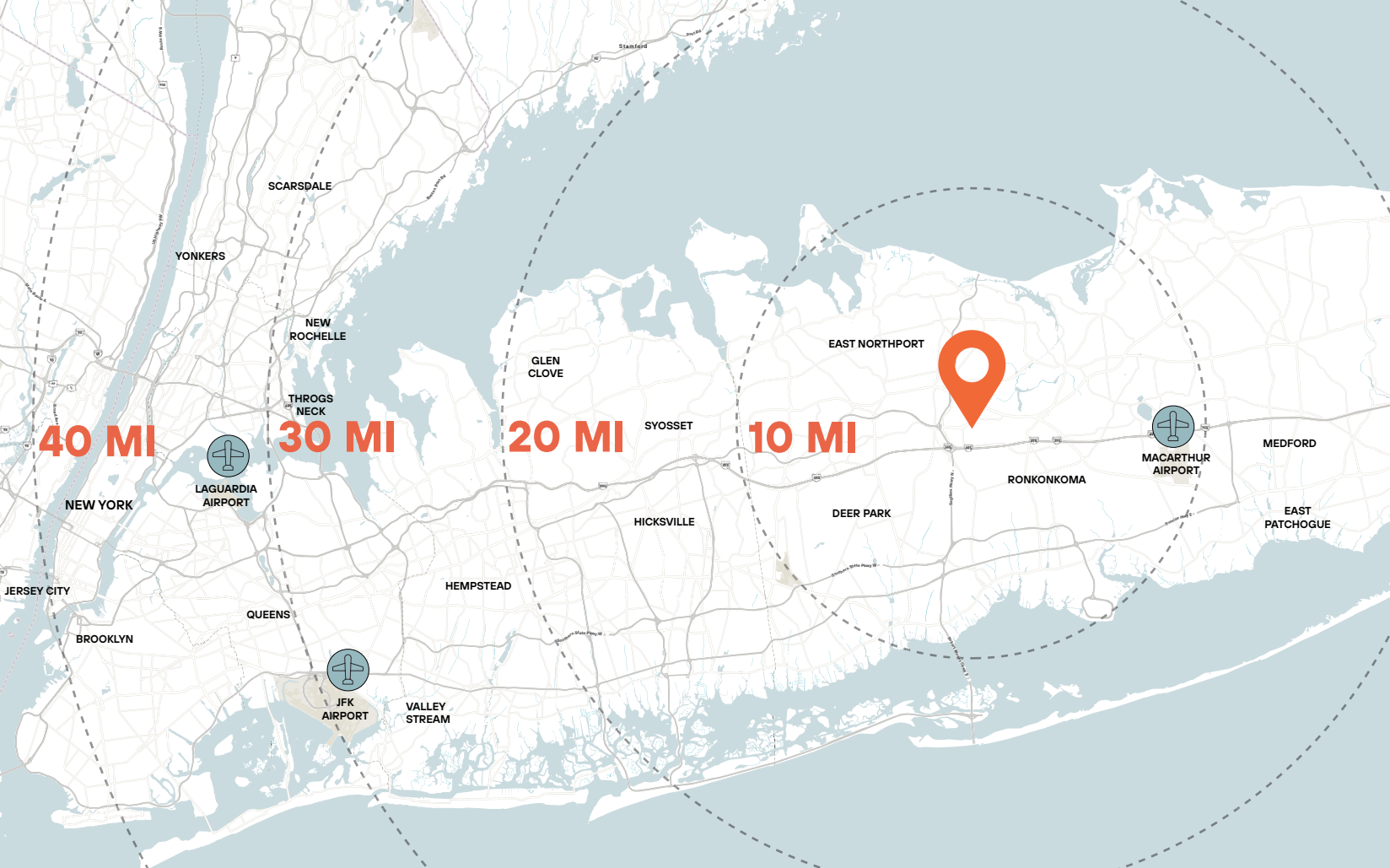
1.3 MI

INTERSTATE 495

INTERSTATE 495



88 PARKWAY DRIVE SOUTH
Hauppauge, NY



DEMOGRAPHICS

30 MINUTE DRIVE TIME

TOTAL POPULATION

1,247,109

TOTAL LABOR FORCE

682,491

WAREHOUSE WORKERS

37,626

MEDIAN WAREHOUSE
RELATED HOURLY WAGE

\$20.96

US MEDIAN IS \$19.52

MEDIAN HOUSEHOLD INCOME

\$123,732

SOURCE: ESRI

KEY DISTANCES

0.2 MI

Northern State
Parkway

0.9 MI

Veterans
Memorial Highway

1.3 MI

I-495
(Exit 53)

8.7 MI

MacArthur
Airport

29.7 MI

JFK
Airport

For leasing information, contact:

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