



BRISTOL LOGISTICS CENTER
At Hauppauge

±124,182 SF
AVAILABLE FOR LEASE

PREMIUM CLIMATE-CONTROLLED WAREHOUSE/DISTRIBUTION

49 Mall Drive, Commack, NY
Located in the Hauppauge Industrial Park



www.49malldrive.com

BRISTOL GROUP

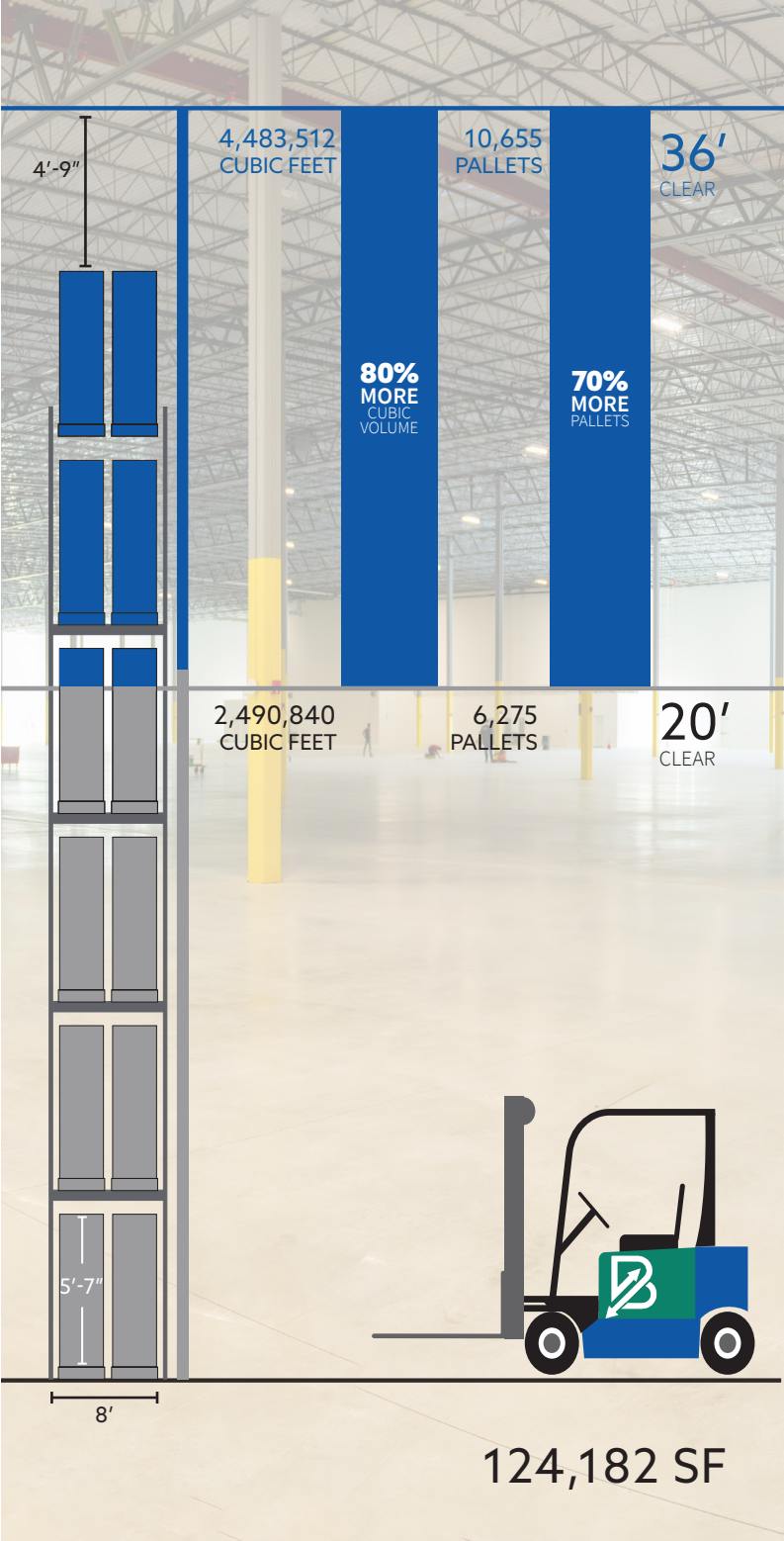
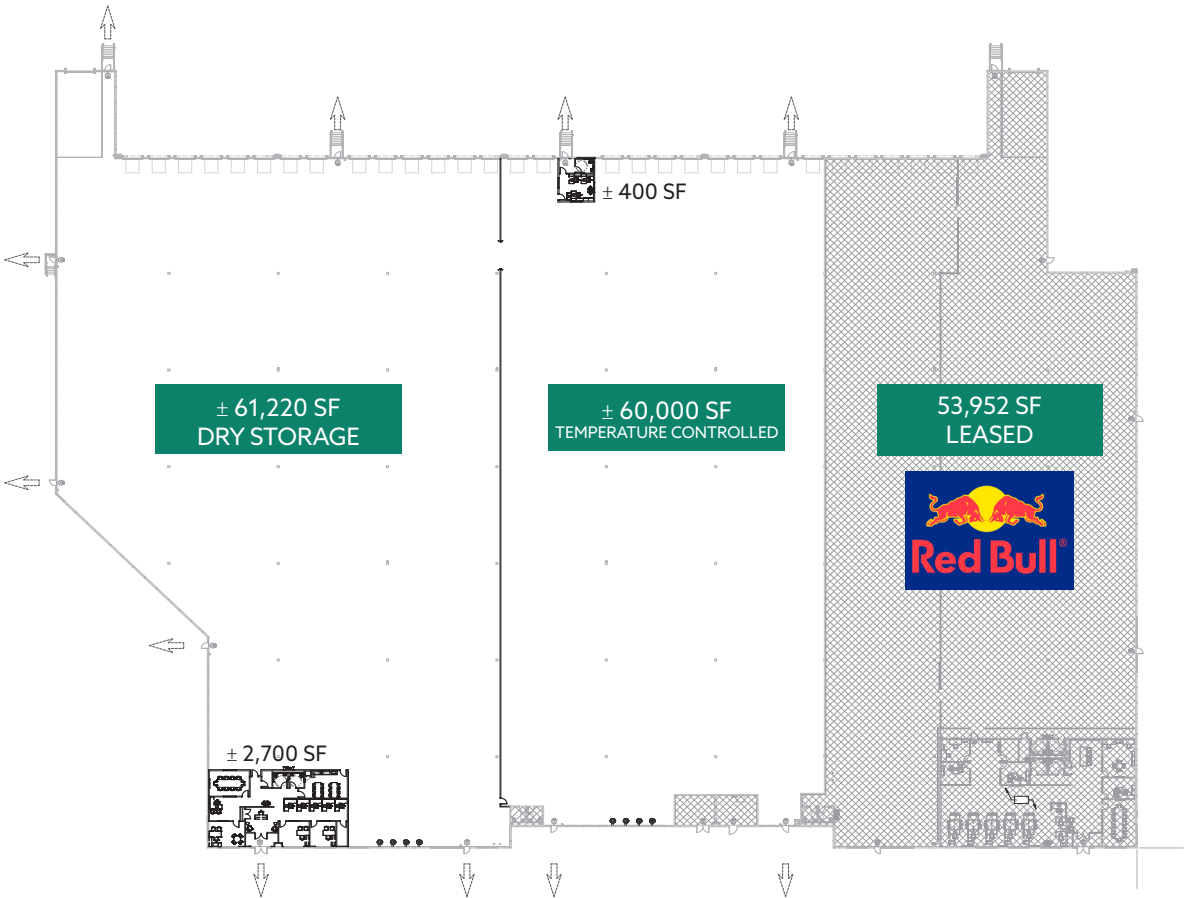


PROPERTY SPECIFICATIONS



BUILDING SIZE	178,134 SF	DRIVE-INS	1 drive-in door (12' wide)	FLOOR	7" thick at 4,000 PSI
AVAILABLE SIZE	124,182 SF	COLUMN SPACING	54' x 60'	TRAILER PARKING	± 16 trailer spaces
ACREAGE	10.75 acres	POWER	2,500 AMPS, 480 V 3-Phase	CAR PARKING	± 145 spaces
CLEAR HEIGHT	36'	OFFICE SIZE	3,000 SF	COMMENTS	<ul style="list-style-type: none"> Centrally located in the prestigious Hauppauge Industrial Park 60,000 SF of demised temperature controlled warehouse space Warehouse manager office with trucking bathroom Less than one mile off the LIE (I-495) and 1/2 mile off the Northern State Pky at Exit 46
LOADING DOORS	24 loading docks (1 dock/4,800 SF)	FIRE PROTECTION	ESFR sprinkler system		

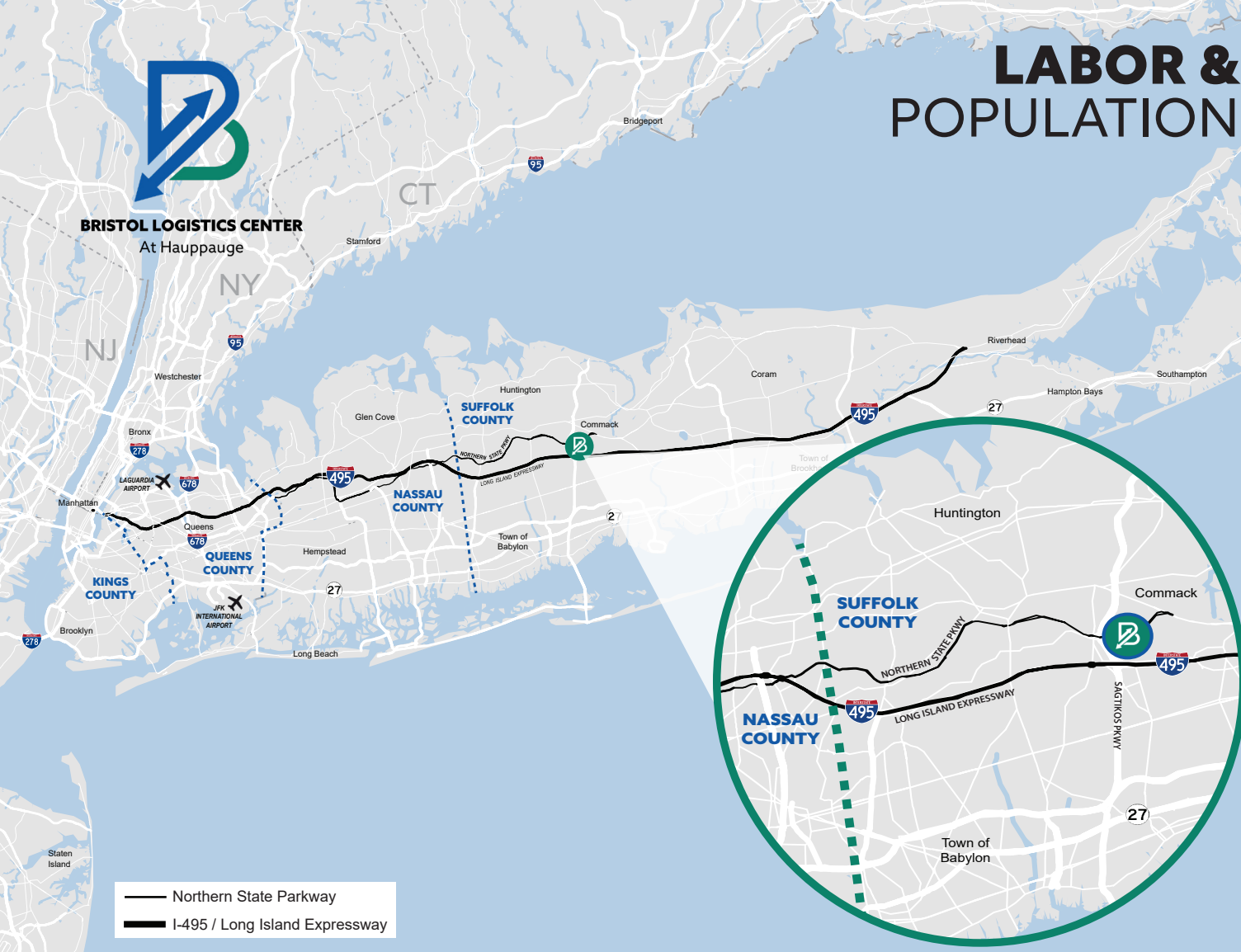
SITE PLAN & CUBE STORAGE



LABOR & POPULATION



BRISTOL LOGISTICS CENTER
At Hauppauge



KINGS COUNTY

Total Population	2,604,416
Transportation/Warehouse Workers	46,966
Total Labor Force	1,339,747
Median Household Income	\$78,548
Median Warehouse Related Hourly Wage	\$20.35

QUEENS COUNTY

Total Population	2,306,403
Transportation/Warehouse Workers	41,571
Total Labor Force	1,201,516
Median Household Income	\$84,961
Median Warehouse Related Hourly Wage	\$21.56

NASSAU COUNTY

Total Population	1,393,827
Transportation/Warehouse Workers	31,333
Total Labor Force	704,427
Median Household Income	\$143,408
Median Warehouse Related Hourly Wage	\$21.75

SUFFOLK COUNTY

Total Population	1,542,733
Transportation/Warehouse Workers	41,942
Total Labor Force	795,096
Median Household Income	\$128,329
Median Warehouse Related Hourly Wage	\$21.43

EXCLUSIVE LEASING



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A PROJECT BY:



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