



**BRISTOL LOGISTICS CENTER**  
At Hauppauge

**±124,182 SF**  
**AVAILABLE FOR LEASE**

PREMIUM CLIMATE-CONTROLLED WAREHOUSE | DIVISIBLE

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

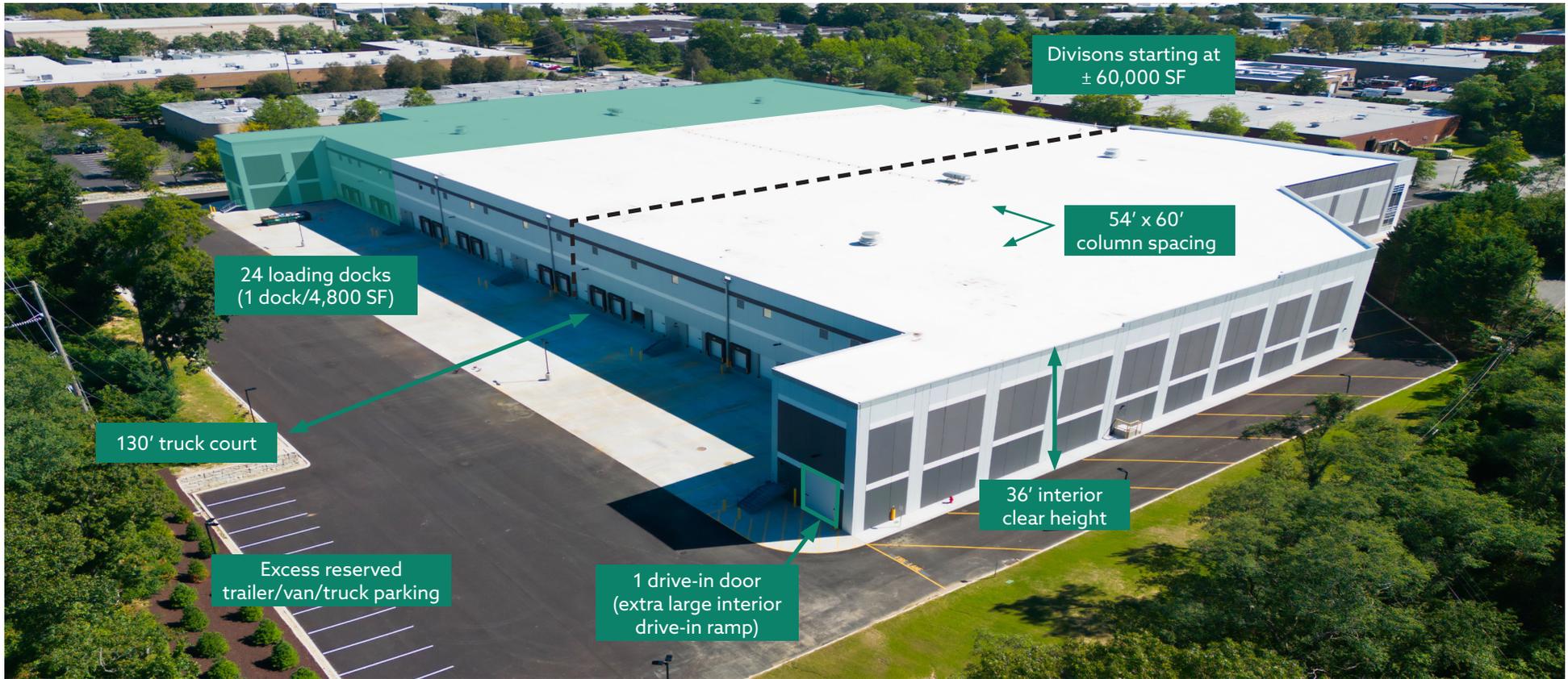


[www.49malldrive.com](http://www.49malldrive.com)

BRISTOL GROUP

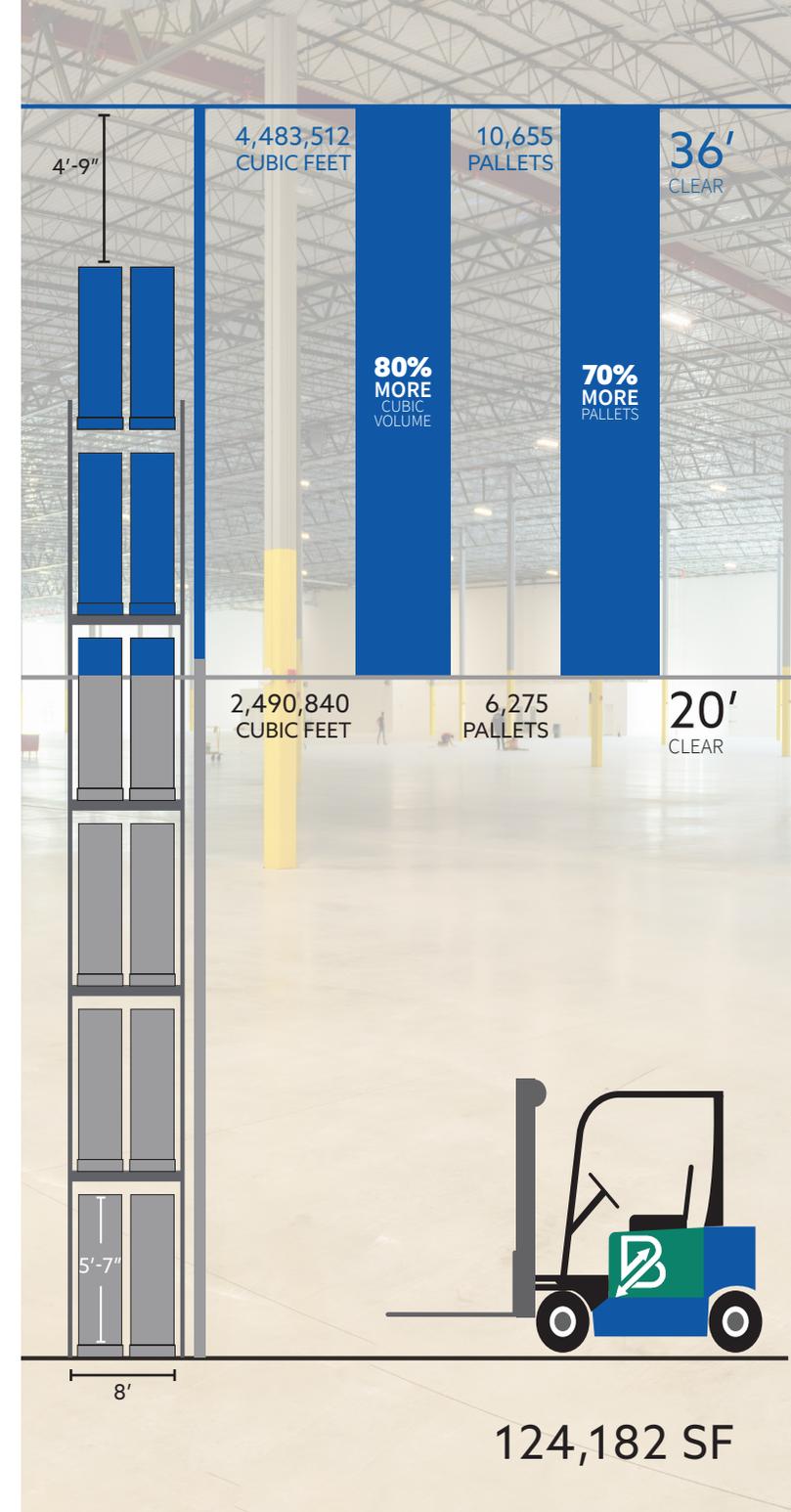
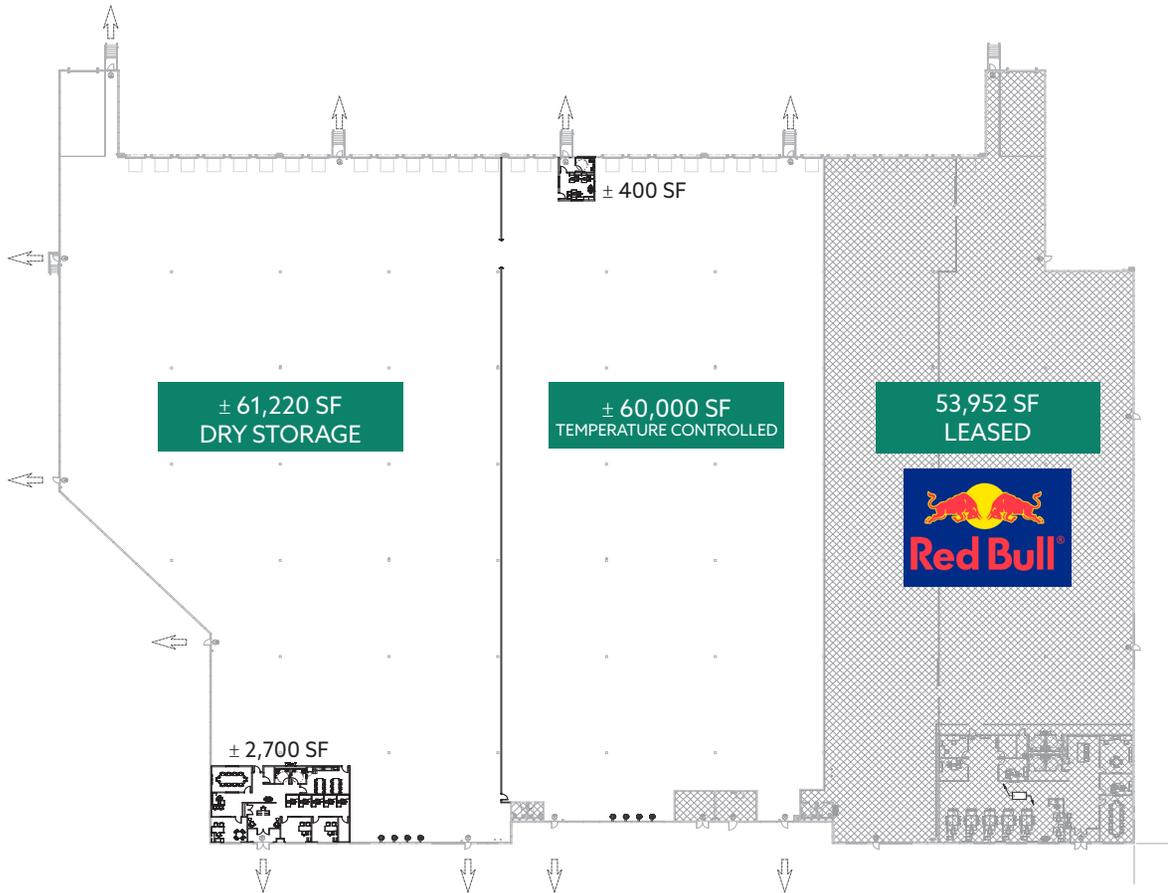


# PROPERTY SPECIFICATIONS



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

# SITE PLAN & CUBE STORAGE

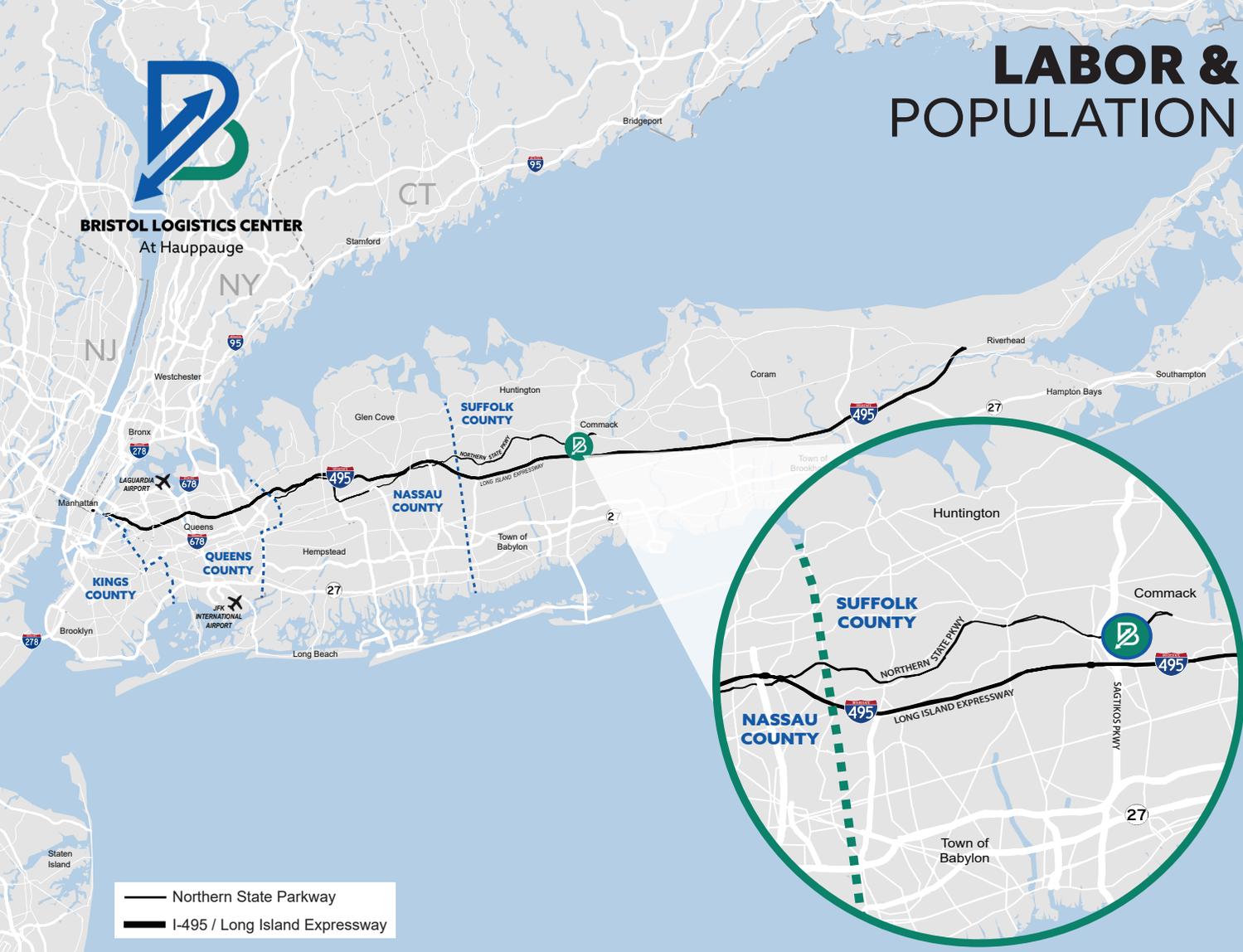


124,182 SF

# LABOR & POPULATION



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## KINGS COUNTY

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

## QUEENS COUNTY

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

## NASSAU COUNTY

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

## SUFFOLK COUNTY

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

## EXCLUSIVE LEASING



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## A PROJECT BY:



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