

±50,002/SF Class A+ Cold Storage Facility for Sale or Lease
430 Wireless Blvd., Hauppauge 11788



Specifications:

Building Size: ±50,000/sf
 Lot Size: 4.7 acres + .64 Acre recharge basin
 1st floor space: ±43,254/sf
 Office space: ±6,748/sf 2nd floor w/elevator,
 ±4,359/sf 1st floor,
 Ceiling height: ±25'6" U.S.
 Loading: Eight- 8'x10' Docks w/ levelers,
 One 12' x 14' Drive-in door
 Power: 1,600 amps @277/480 voltage
 Heat: Gas
 Column Span: ±40' x ±30'
 Sewers: Yes-Available
 Sprinklers: Yes-Upgraded in 2017
 Parking: 61 paved, expands to ±300 stalls
 Floor slab: 6" reinforced in excellent condition

Pricing & timing:

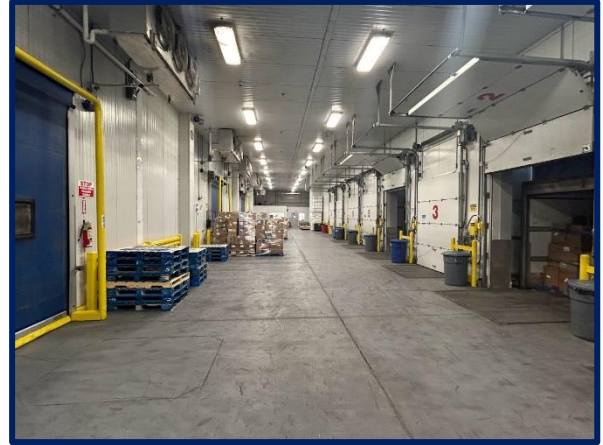
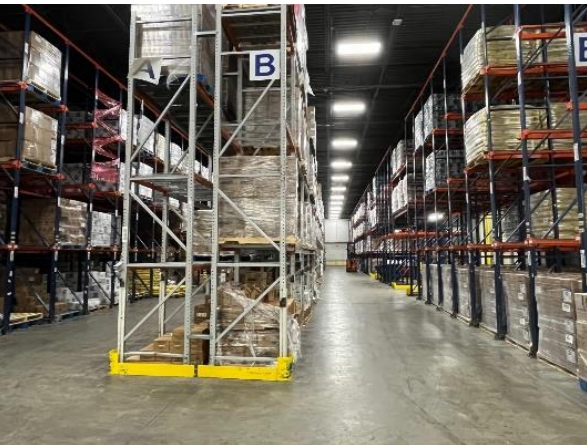
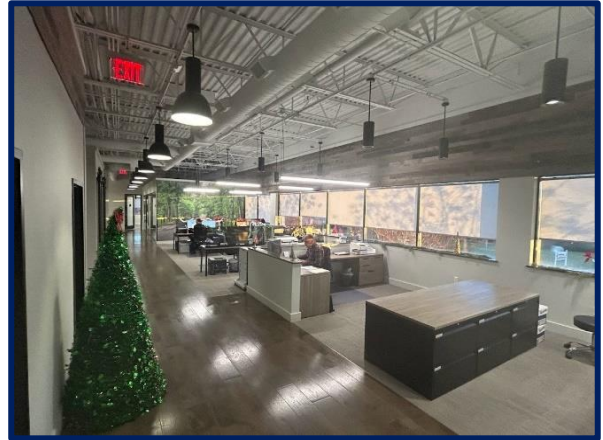
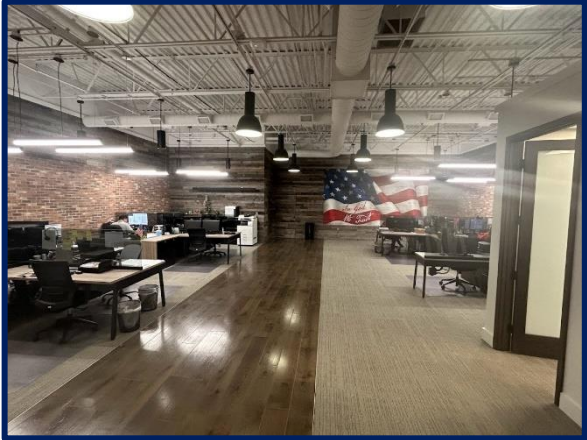
Occupancy: ±10/1/2024
 Sale Price: TBD
 Lease Price: TBD
 23'/24' Taxes: \$146,769.41 (\$2.95/sf) partial tax
 abatement possible thru Suffolk IDA

Space composition capacity, & specifications:

- ±11,610/sf chiller to 34° f. with 1,100 pallet positions
- ±3,750/sf freezer to 0° f. with 307 pallet positions, freezer floor extends an additional ±1,750/sf
- ±5,640/sf shipping area to 34° f.
- ±15,490/sf dry storage with 1,360 pallet positions
- Balance of space: 1st floor offices, café, training, forklift charging, bathrooms, lockers, & ancillary.

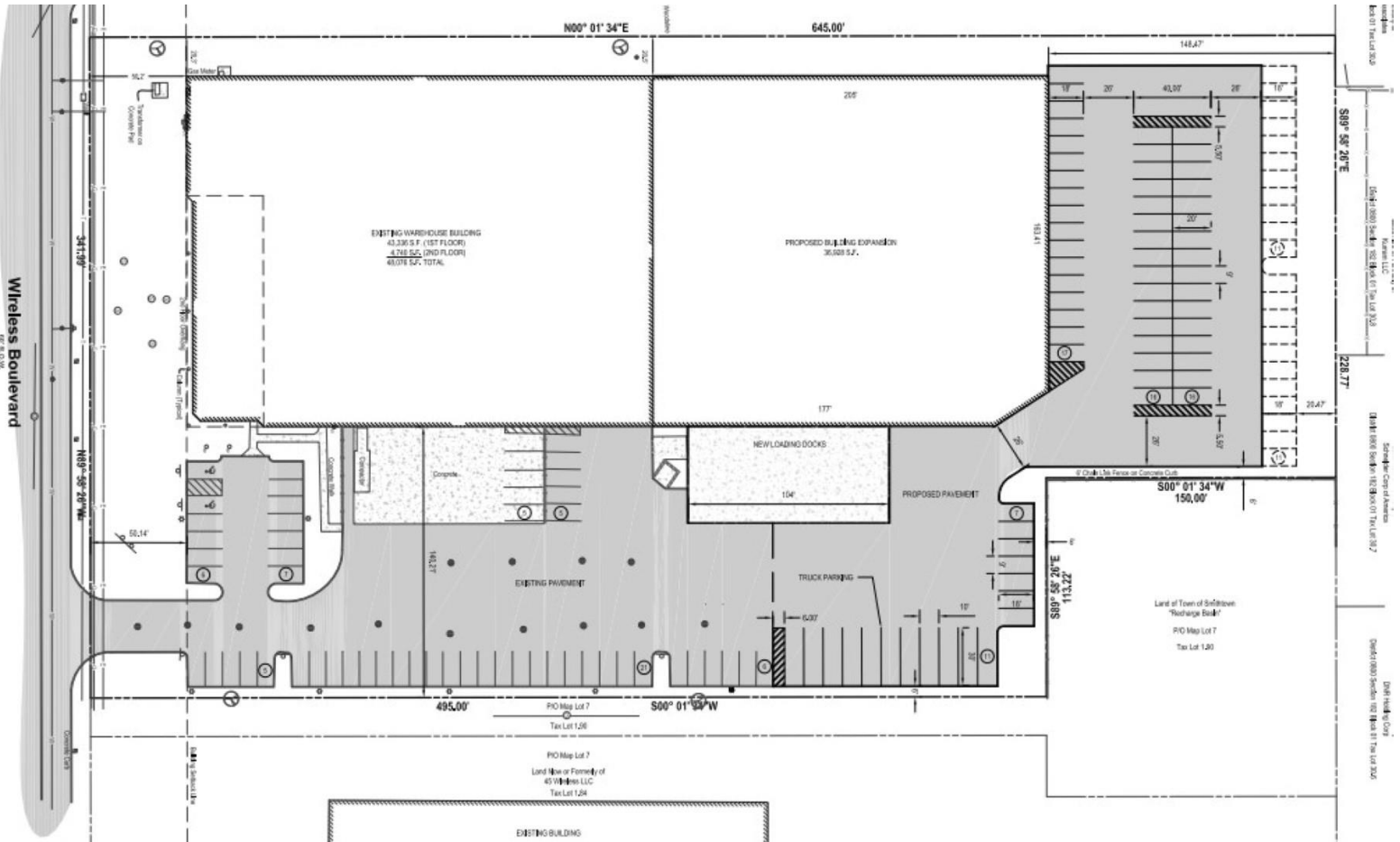
Additional information:

- Oversized lot provides expansion to ±90,000/sf and is ideal for truck fleet parking/outside storage lot
- Beautiful offices completed in 2021
- Close proximity to Long Island Expwy. Exit 53
- Designed for expansion. See attached plan.
- 59.8KW rooftop solar power array upgraded '23
- Cold storage improvements completed 2017
- Forklift charging area
- Pallet racking available



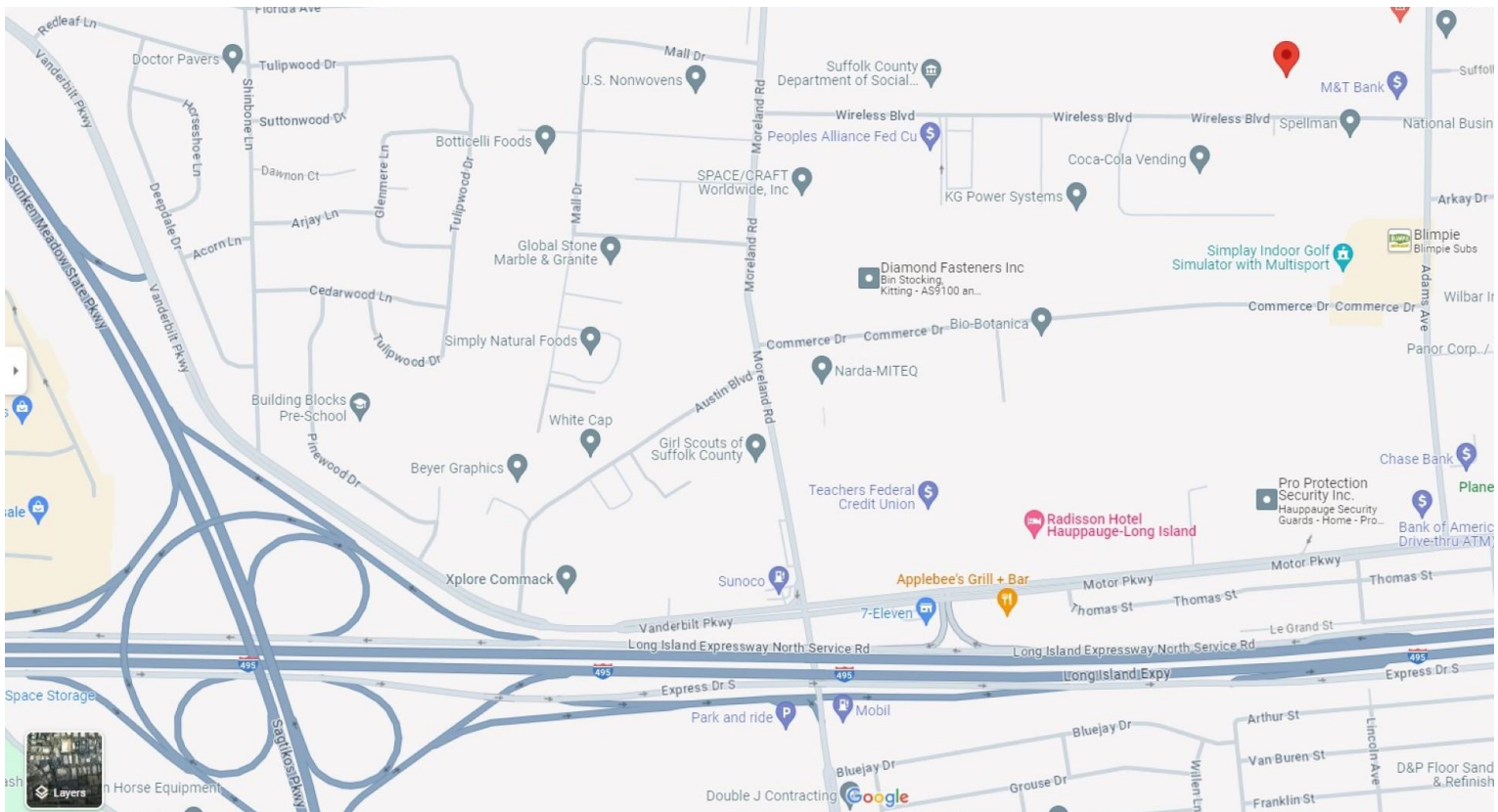
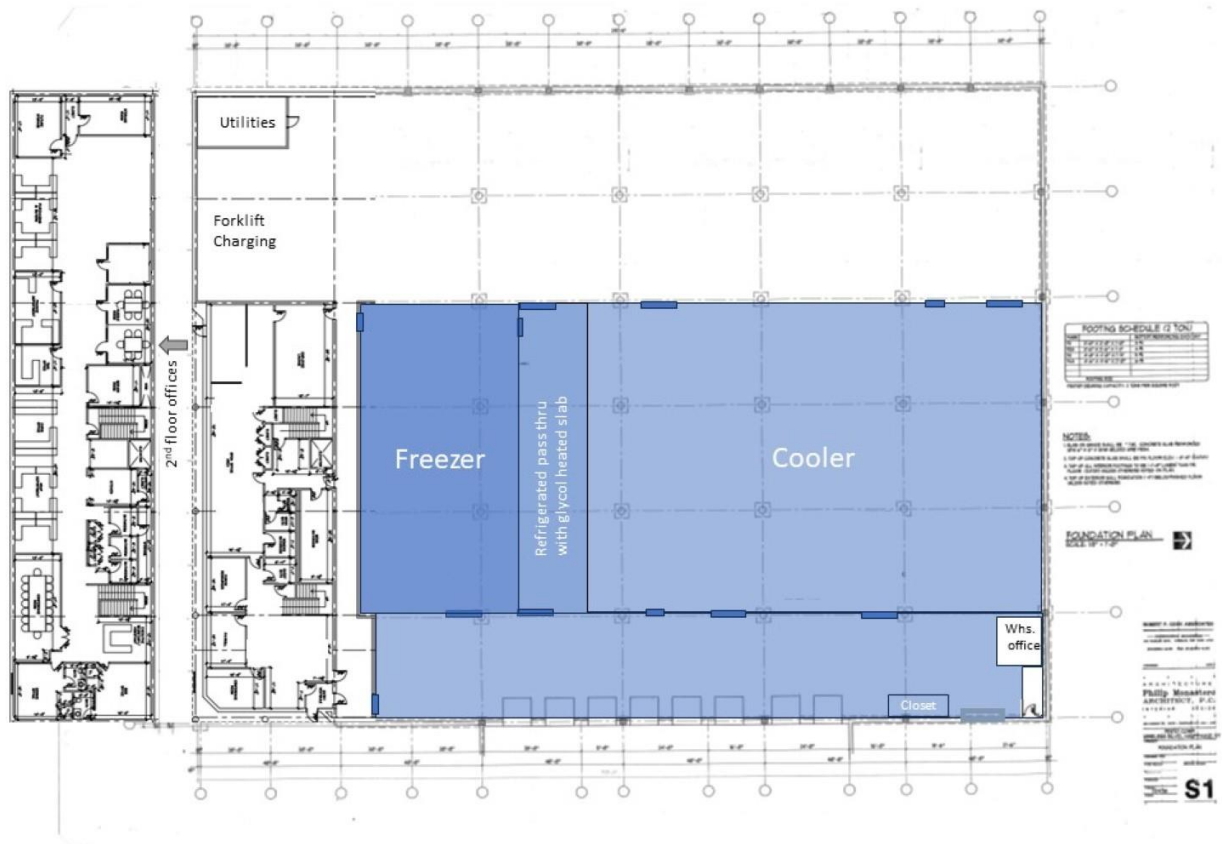


Proposed 36,928/sf expansion plan



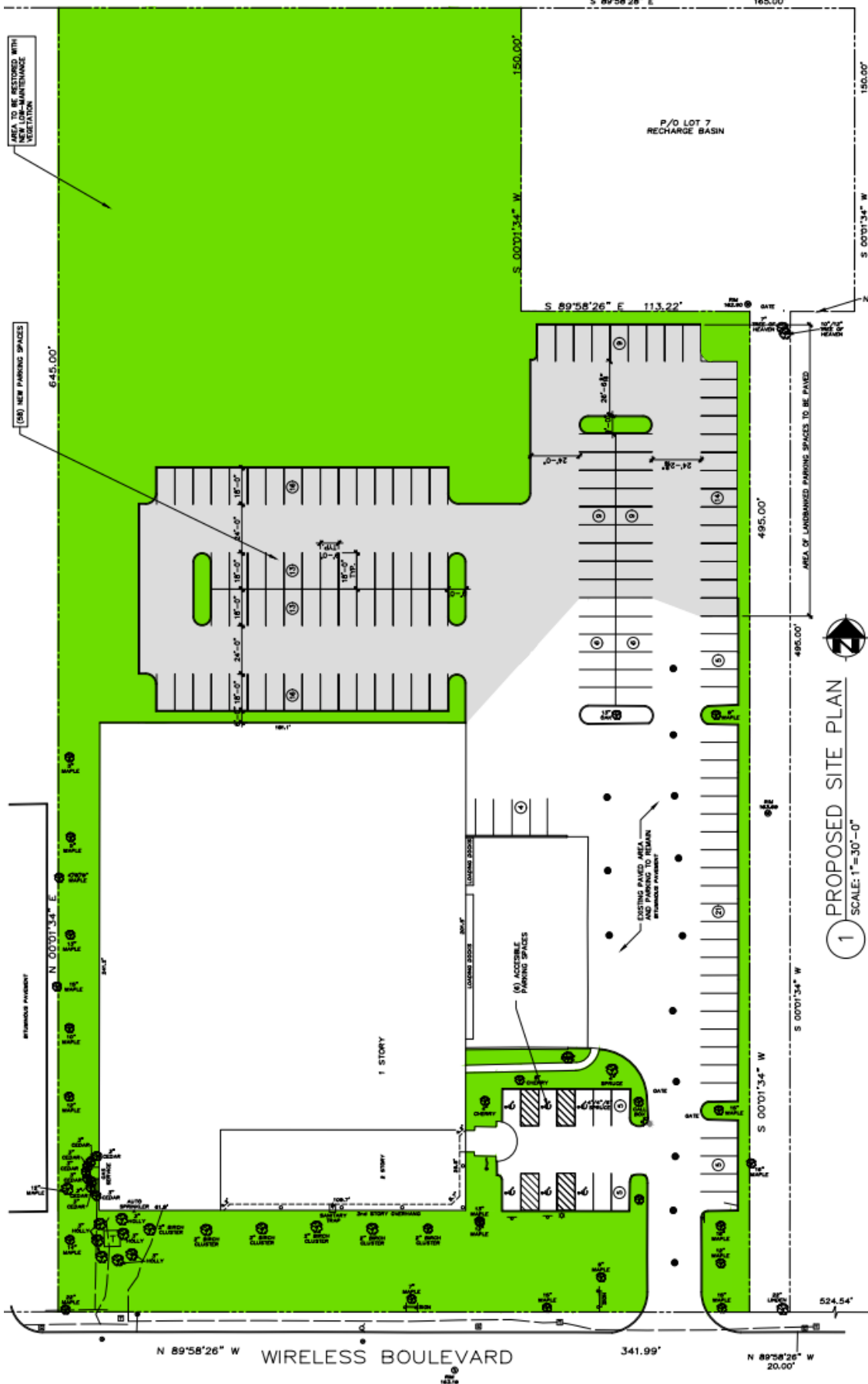
Information is from sources deemed to be reliable but but should not be relied upon without independent verification and is subject to errors, omissions, modification and withdrawal.

SR 430 Wireless Blvd., Hauppauge proposed expansion plan



Information is from sources deemed to be reliable but but should not be relied upon without independent verification and is subject to errors, omissions, modification and withdrawal.

MAP OF HEARTLAND INDUSTRIAL PARK, SECTION 1
 FILED APRIL 10, 1973 - FILE NO. 0892
 S 89°58'26" E 228.77'



1 PROPOSED SITE PLAN
 SCALE: 1"=30'-0"