

110 MOTOR PARKWAY, HAUPPAUGE

For Sale: 209-Key Radisson Hotel
7 Acre Reposition Opportunity
Direct Access to LIE / I-495
Light Industry (LI) Zoning

Radisson®

LIIPH LONG ISLAND
INNOVATION PARK
AT HAUPPAUGE
Where Business Meets Innovation



Motor Parkway

INTERSTATE
495



**CUSHMAN &
WAKEFIELD**

LONG ISLAND
INVESTMENT SALES TEAM

110 MOTOR PARKWAY, HAUPPAUGE

ASKING PRICE: \$20,000,000

Executive Summary

Cushman & Wakefield has been exclusively retained to market for sale **Lot 4.1** of **110 Motor Parkway** in **Hauppauge, NY** — a **7-acre parcel improved with the ±79,400 square foot Radisson Hotel featuring 209 guest rooms**. Strategically positioned at the gateway to the Long Island Innovation Park, this full-service hotel offers a rare opportunity for investors seeking to reposition or operate a hospitality asset with regional accessibility and exceptional visibility.

Situated directly off the Long Island Expressway at Exit 53, **110 Motor Parkway** benefits from wraparound frontage along I-495 and proximity to major roadways including the Sagtikos Parkway. With 374 on-site parking spaces, the property is currently operational and offers potential for brand repositioning or adaptive reuse within one of Long Island’s most dynamic industrial and business corridors.

Tax Map



Motor Parkway



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PROPERTY INFORMATION

Section / Block / Lot:
181 / 2 / 4.1

Property Type:
Hotel / Hospitality

Municipality:
Town of Smithtown

Hotel Size:
± 79,400 SF

Hotel Keys:
209 Keys

Lot Size:
7.00 Acres

Parking:
340 Spaces (approx.)

Zoning:
Light Industry (LI)

Total Taxes (2025):
TBD

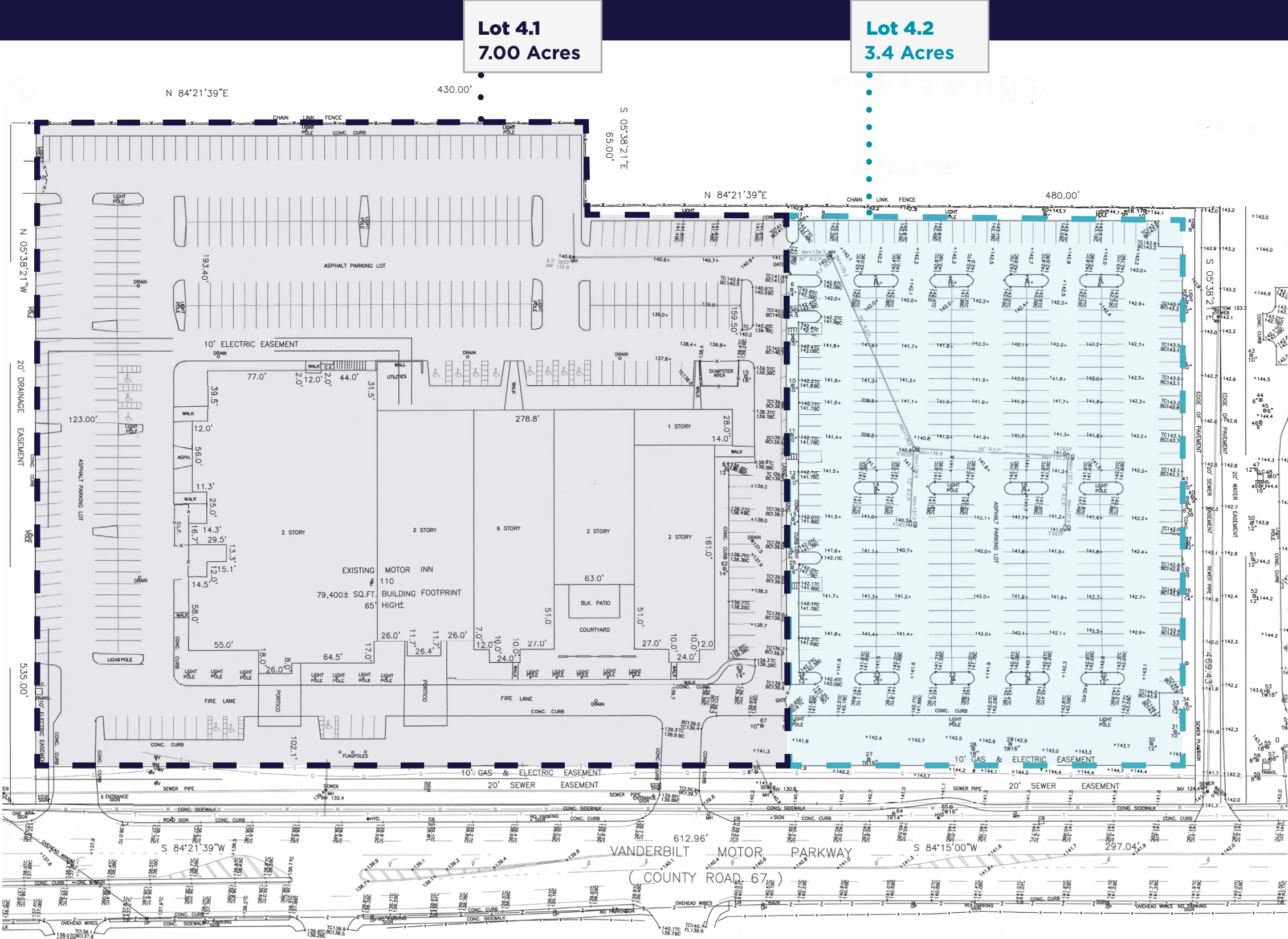


Investment Highlights

- In-Place Hotel Operations: ±79,400 SF full-service hotel with 209 rooms, currently operating as a Radisson
- Significant Redevelopment Potential: 7.00-acre parcel ideal for repositioning, adaptive reuse, or long-term hold
- Exceptional Visibility: Over 2,600 feet of frontage along the Long Island Expressway (I-495)
- Prime Central Location: Easy access to LIE, Sagtikos Parkway, and nearby LIRR stations; 10 miles to MacArthur Airport
- Flexible Zoning: Located in the Light Industrial district with Overlay, permitting diverse commercial uses
- Versatile Reuse Options: Suitable for hotel rebranding, extended stay, corporate campus, or alternative concepts (subject to approvals)



SITE PLAN



CENTRAL LOCATION

SEAMLESS ACCESS





LONG ISLAND INNOVATION PARK AT HAUPPAUGE

Where Business Meets Innovation

2ND LARGEST INDUSTRIAL PARK IN THE NATION AFTER SILICON VALLEY

1,350 COMPANIES

55,000 EMPLOYEES

\$13 BILLION IN ANNUAL OUTPUT

58% TRADABLE INDUSTRIES

Designed in collaboration with Long Island’s most visionary institutions, the LI Innovation Park is a “Blueprint for Innovation” to enhance business growth, strengthening workforce development, attract top talent, facilitate technology transfer, and build robust connections between businesses, government, and institutions.

Planned physical transformations include the establishment of a new “innovation node,” an advanced manufacturing hub, a workforce training center, a new residential component, modernized infrastructure, seamless thoroughfares, greenway connections, and extensive solar roofing.

Centrally located on Long Island, the park is approximately an hour’s drive from New York City, with easy access from the Long Island Expressway, the Northern State Parkway, and the Sagtikos Parkway. It is also just a few miles from Long Island MacArthur Airport and the Long Island Railroad’s Main Line.





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FOR MORE INFORMATION, PLEASE CONTACT:

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