

EXPRESSWAY TO HOFFMAN

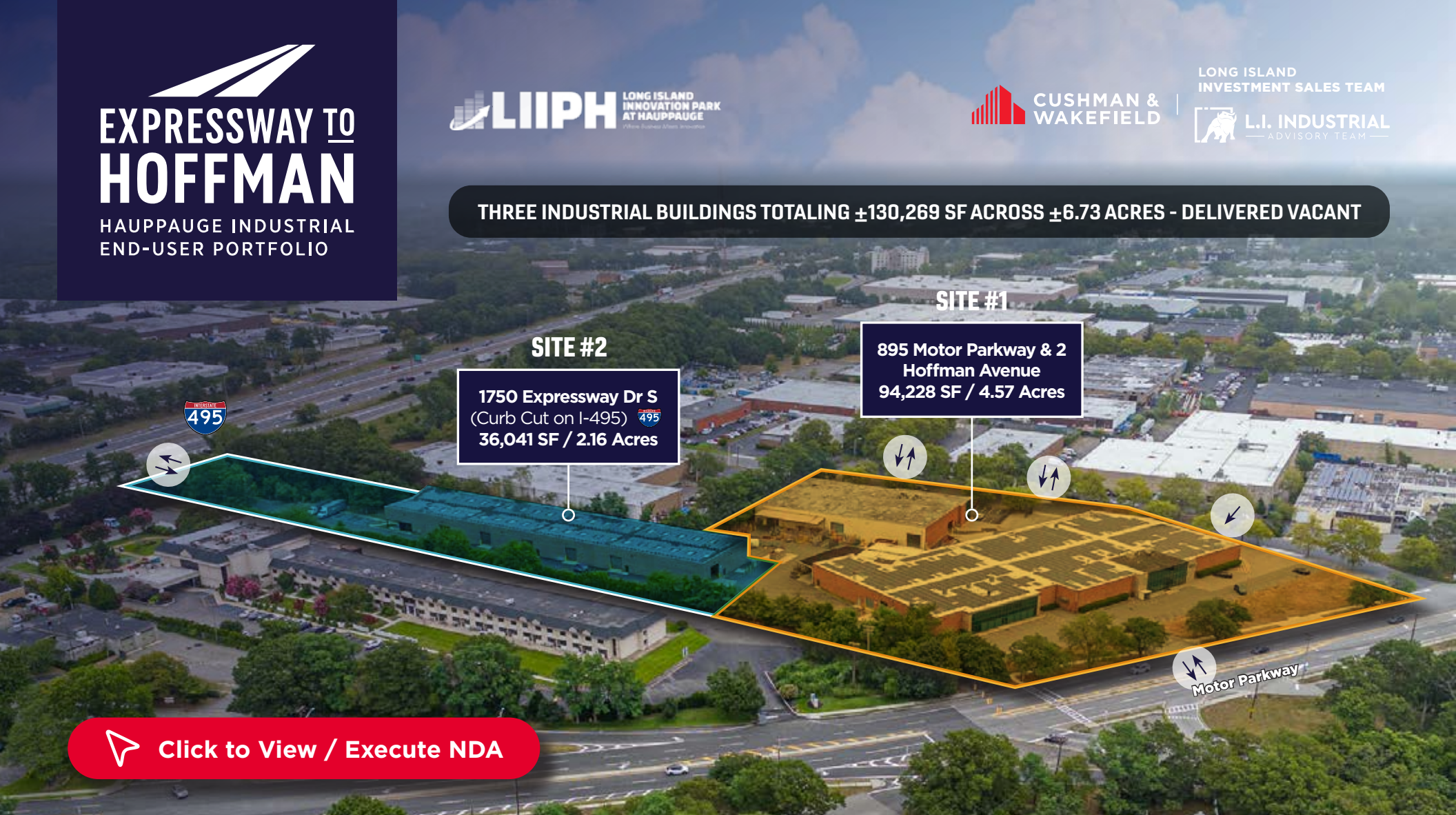
HAUPPAUGE INDUSTRIAL
END-USER PORTFOLIO

LIIPH LONG ISLAND
INNOVATION PARK
AT HAUPPAUGE


**CUSHMAN &
WAKEFIELD**


LONG ISLAND
INVESTMENT SALES TEAM
L.I. INDUSTRIAL
ADVISORY TEAM

THREE INDUSTRIAL BUILDINGS TOTALING ±130,269 SF ACROSS ±6.73 ACRES - DELIVERED VACANT



Available individually or as a portfolio, the assets feature best-in-class functionality with direct Long Island Expressway access. With clear heights up to 20', extensive dock and drive-in loading, significant power capacity, and rooftop solar arrays, the buildings deliver immediate operational utility and long-term environmental advantages. Delivering scale, flexibility, and connectivity with direct access to the Long Island Expressway and Northern State Parkway, this campus represents one of the premier single or multi-user industrial opportunities in the Hauppauge market.


**AMPLE
POWER**


**0.75
MEGAWATTS SOLAR**


**EQUIPPED WITH
SPRINKLERS & CRANES**



895 MOTOR PARKWAY

2 HOFFMAN AVENUE



1750 EXPRESSWAY DRIVE SOUTH

895 Motor Parkway & 2 Hoffman Avenue

- Two buildings (895 Motor Parkway: ±66,328 SF warehouse / 2 Hoffman Ave: ±27,900 SF warehouse) on ±4.57 acres
- 18'-19' clear ceiling heights, nine drive-in doors
- 0.5 megawatt (MW) rooftop solar array + (2) 2,500A electrical service and (1) 1,600A service

1750 Expressway Drive South

- Freestanding ±36,041 SF warehouse on ±2.16 acres
- 20' clear ceiling height, six drive-in doors
- 0.25 megawatt (MW) rooftop solar array + 2,500A electrical service

For more information, please contact the exclusive brokers at: Dan.Abb@cushwake.com, NickG@cushwake.com