

EXPRESSWAY TO HOFFMAN

HAUPPAUGE INDUSTRIAL
END-USER PORTFOLIO



THREE INDUSTRIAL BUILDINGS TOTALING \pm 130,269 SF ACROSS \pm 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

- Two buildings (895 Motor Parkway: \pm 66,328 SF warehouse / 2 Hoffman Ave: \pm 27,900 SF warehouse) on \pm 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 \pm 36,041 SF warehouse on \pm 2.16 acres
- 20' clear ceiling height, six drive-in doors
- 0.25 megawatt (MW) rooftop solar array + 2,500A electrical service