



31 Windsor Place, Central Islip, NY 11722

Building Now Vacant with Major Renovations Commencing

Renovations to include:

- Refurbished office space and bathrooms
- New LED lighting throughout the offices and plant
- Newly painted plant walls, ceiling, and columns
- Plant floor restoration as needed
- Newly painted building exterior
- Newly paved, sealed and striped site
- Expanded parking - 233 total parking spots, including parking for 16 trucks

Property Features:

- Conveniently located at Veterans Highway
- Less than 2.5 miles to the Long Island Expressway
- Recently installed TPO roof
- Column spacing of 26'x32', 31'x45' and 28'x36'
- Zoned Industrial 1
- Large truck court to maneuver multiple 53' trailers for deliveries/shipping
- Multiple exterior and interior loading points throughout the building
- Interior loading area protected from the elements and ideal for overnight storage of loaded trailers

Specifications

143,493 sq. ft.
AVAILABLE

9,598 sq. ft.
OFFICE AREA

10.1 Acres
LOT AREA

16' 9" – 22' 3"
CLEAR HEIGHT

1967
YEAR BUILT

2023
RENOVATIONS TO BE COMPLETED

9
DOCK DOORS

1
GROUND LEVEL DOOR

233 Spaces
TOTAL PARKING

16 Spaces
TRAILER PARKING

2,000 Amps
POWER

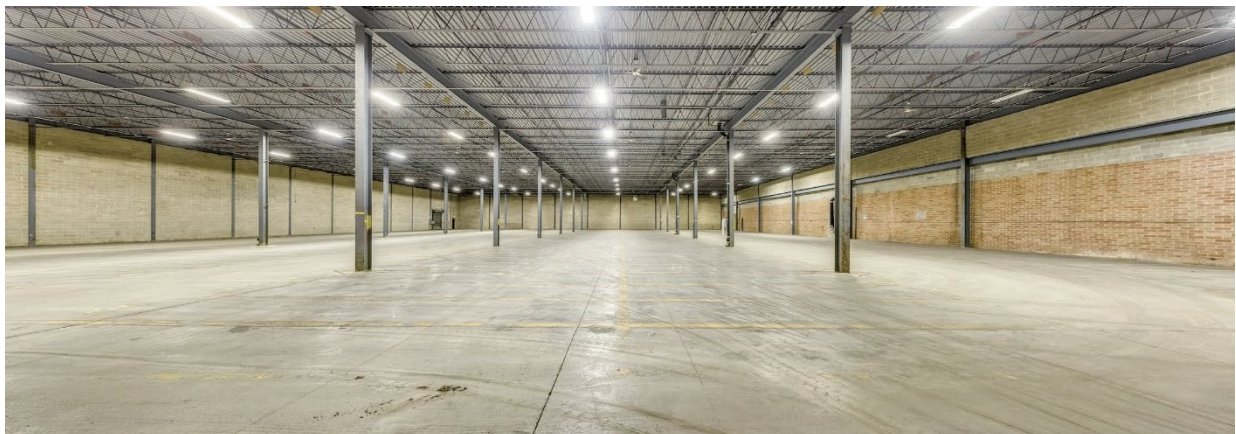
Wet Pipe
FIRE SPRINKLERS



PROPOSED NEWLY PAINTED BUILDING AND FACADE



INTERIOR BUILDING PHOTOS





TWO SEPARATE LOADING AREAS

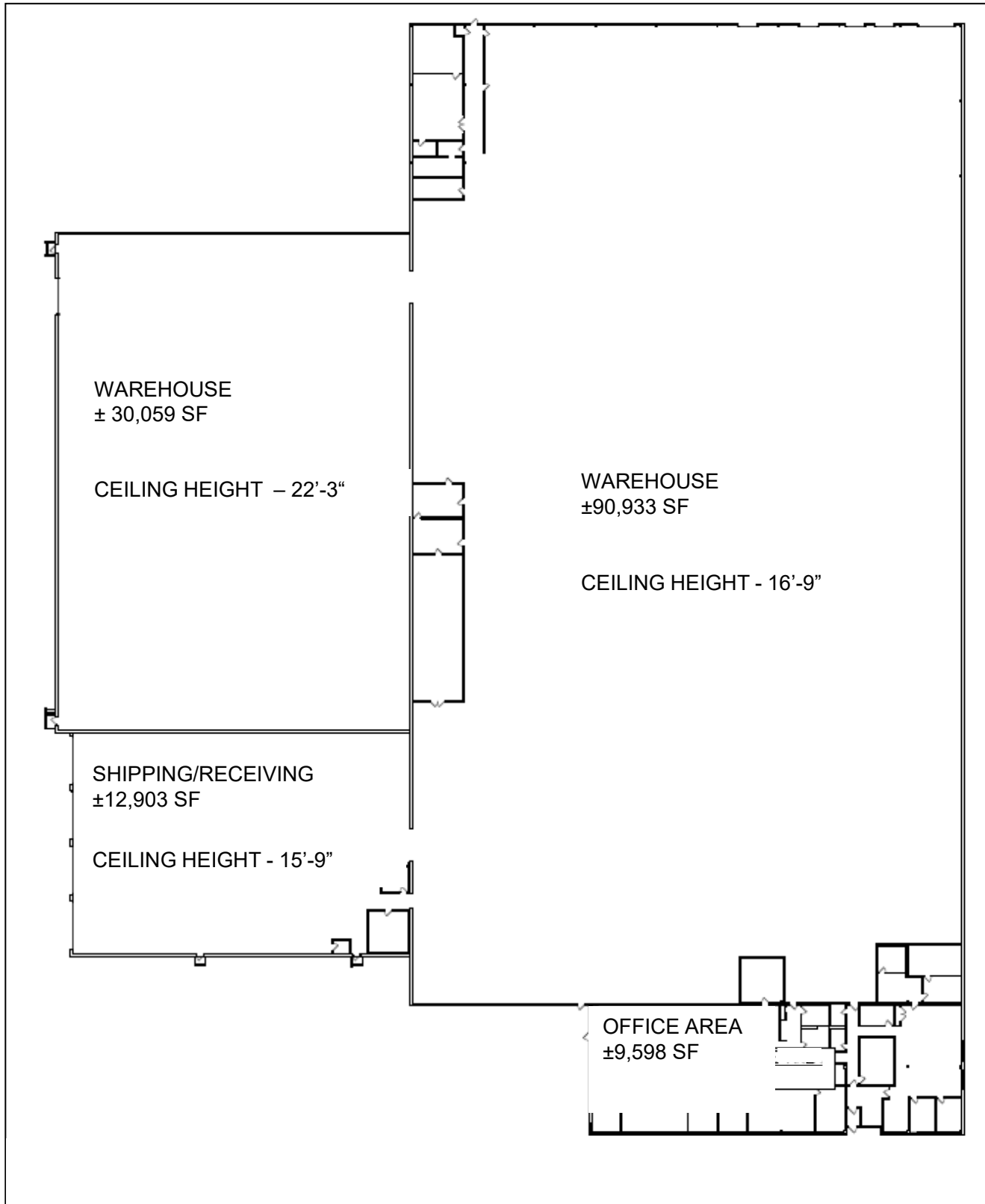


PROPERTY AERIAL VIEW



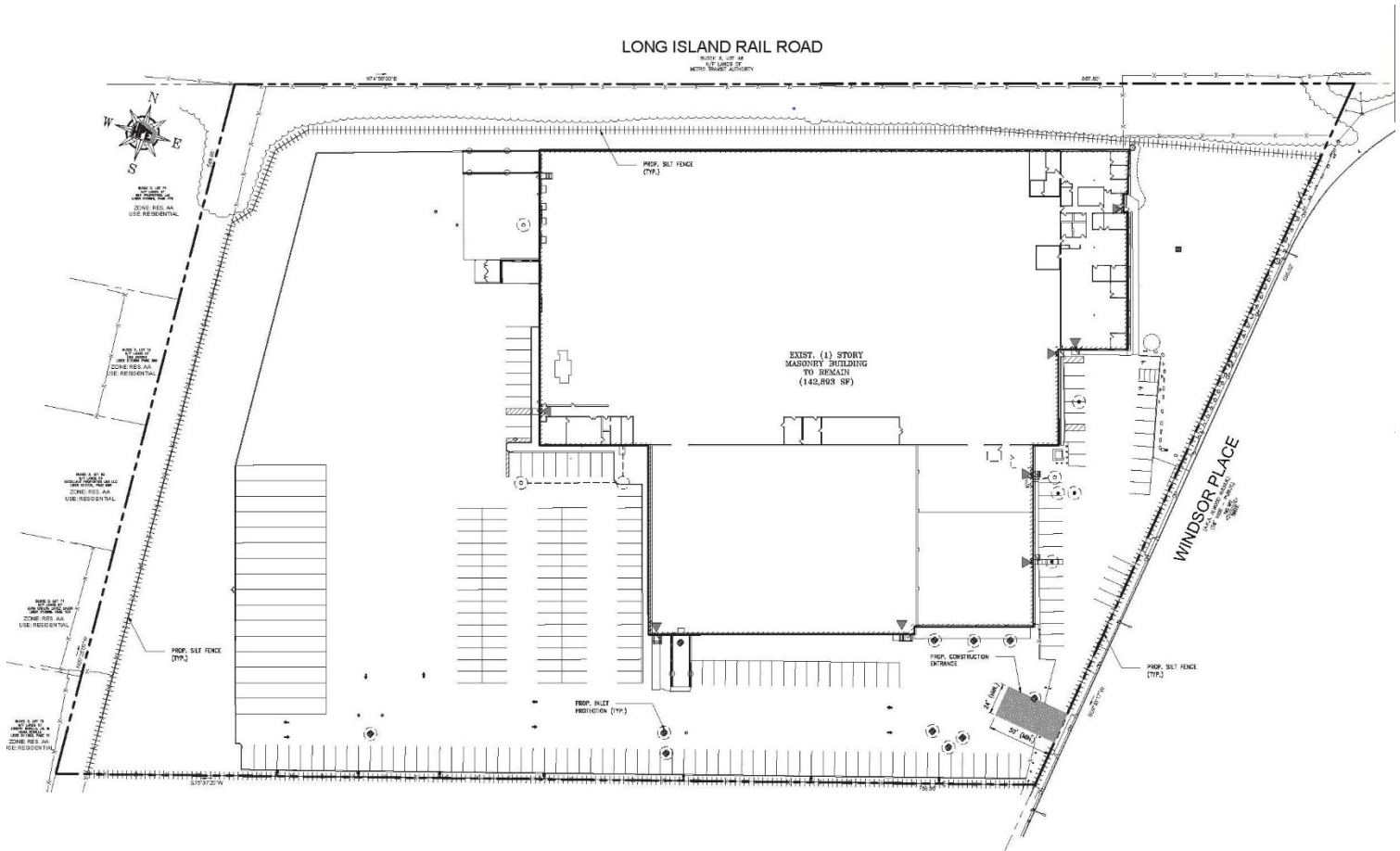


FLOOR PLAN





NEW REVISED SITE / PARKING PLAN



SITE AREA

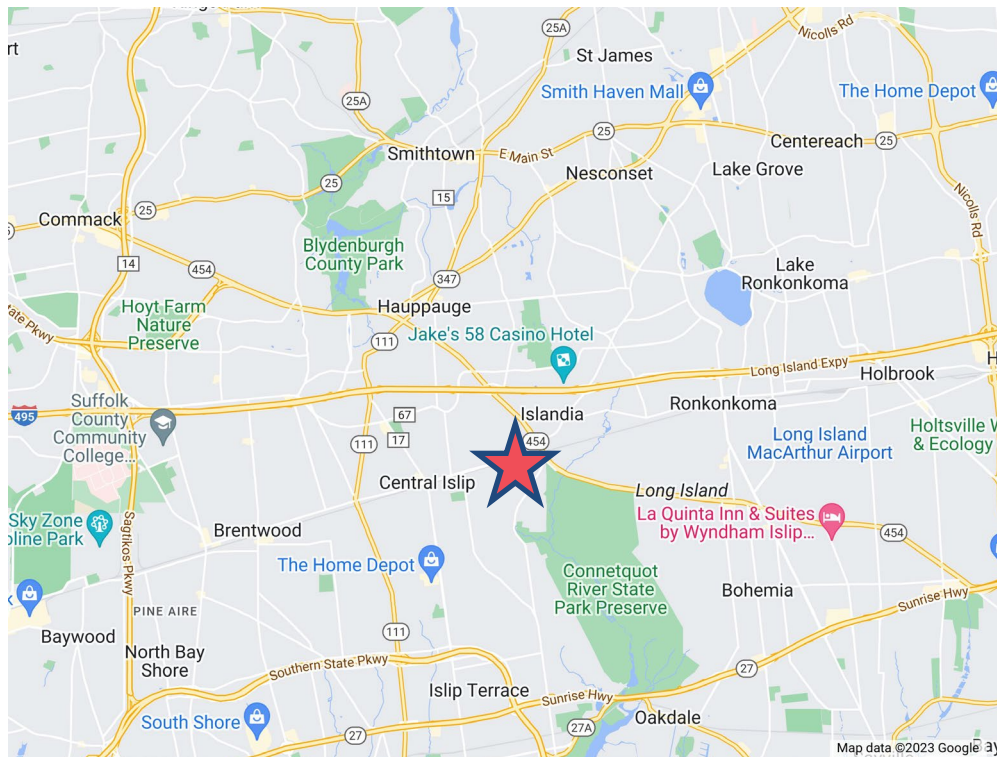
In Acres	10.1 Acres
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BUILDING AREA

Office	9,598 sq. ft.
Warehouse	133,895 sq. ft.
TOTAL	143,493 sq. ft.

PARKING

Auto	217 Stalls
Trailer	16 Stalls
TOTAL	233 Stalls



Contacts

NEWMARK

Daniel Gazzola
D 516.526.8081
daniel.gazzola@nmrk.com

Chuck Tabone, SIOR
D 631.673.0803
charles.tabone@nmrk.com

Brookfield Properties

Tyler Solomon
T 404.824.5064
tyler.solomon@brookfieldproperties.com

Ivan Bushka
T 201.514.1991
ivan.bushka@brookfieldproperties.com