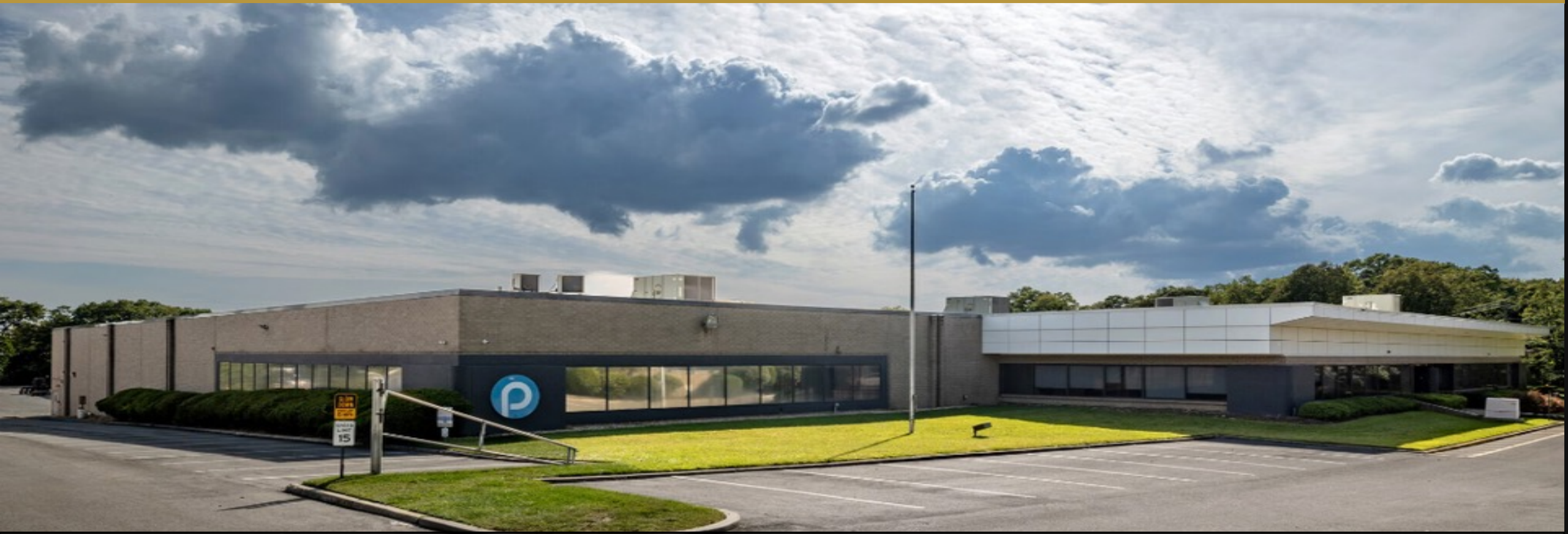


# 1516 Motor Pkwy

Hauppauge/Islandia, New York | For Lease or Sale | 140,125 SF Industrial Building on 7.92 Acres



## FOR LEASE\* OR SALE

*\*Lease With Purchase Option Available*

140,000 SF Building on 7.92 Acres · Hauppauge/Islandia, NY

Divisions Available — 40,000 SF and Up

### FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

Desmond Mullins, Partner, Executive Director | [dmullins@pcrellc.com](mailto:dmullins@pcrellc.com) | 631-398-5654  
JB (Jeff) Schwartzberg, Managing Principal | [jbs@pcrellc.com](mailto:jbs@pcrellc.com) | 516-857-8013  
Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

**Premier Commercial RE LLC**  
500 N. Broadway, Suite 105 | Jericho, NY 11753  
Tel. 516-284-8000 | [www.pcrellc.com](http://www.pcrellc.com)

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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SALE PRICE

**\$35,500,000**

LEASE PRICE

**\$15.50 PSF NNN**

## PROPERTY SPECIFICATIONS

Building Size	+/- 140,125 SF
Lot Size	+/- 7.92 Acres
Office	+/- 6,000 SF
Ceiling Height	22' Clear
Loading	12 Docks, 1 Drive-In
Power	1,800 Amps at 480 Volt
HVAC	Full Climate Control
Sprinkler System	ESFR
Parking	241 Spaces
Zoning	Light Industrial
Annual RE Taxes	\$356,996.98 (\$2.55 PSF)



## PROPERTY HIGHLIGHTS

- Ideal for a corporate headquarters with a strong local labor force
- Excellent distribution or manufacturing facility with full climate control throughout
- Minutes from L.I.E. Exit 57 and Trader Joe's 921,000 SF brand-new distribution hub
- IDA benefits available for qualified purchasers
- 3.49% assumable mortgage available for qualified purchasers
- Divisions available — 40,000 SF and up

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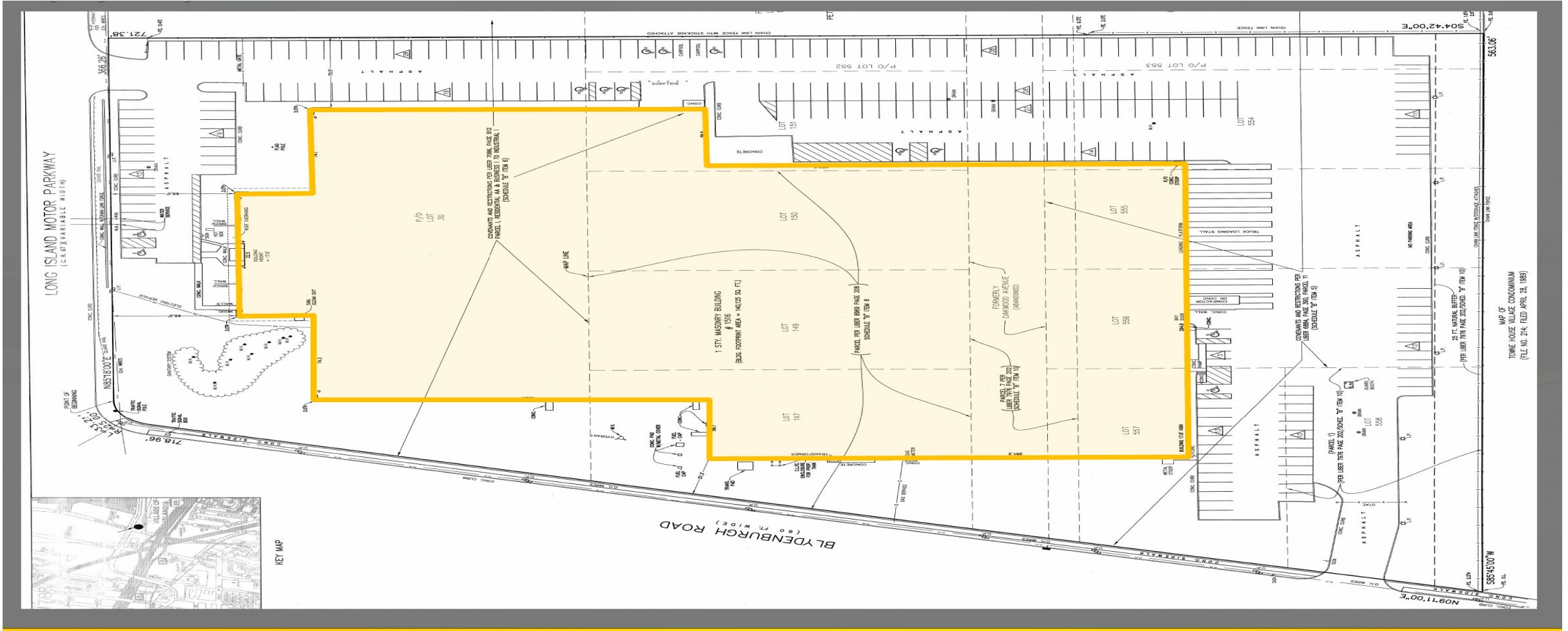
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## PROPERTY SURVEY



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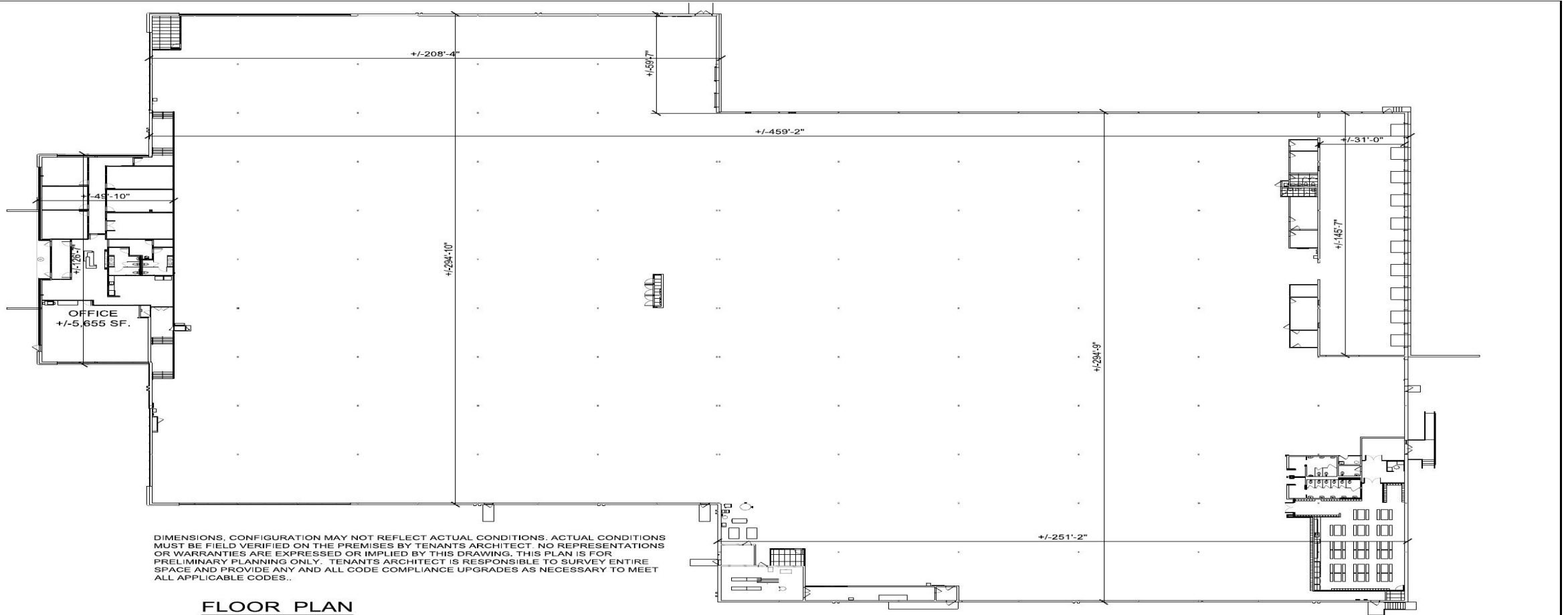
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## FLOOR PLAN



FLOOR PLAN

SCALE: 1/16"=1'-0"

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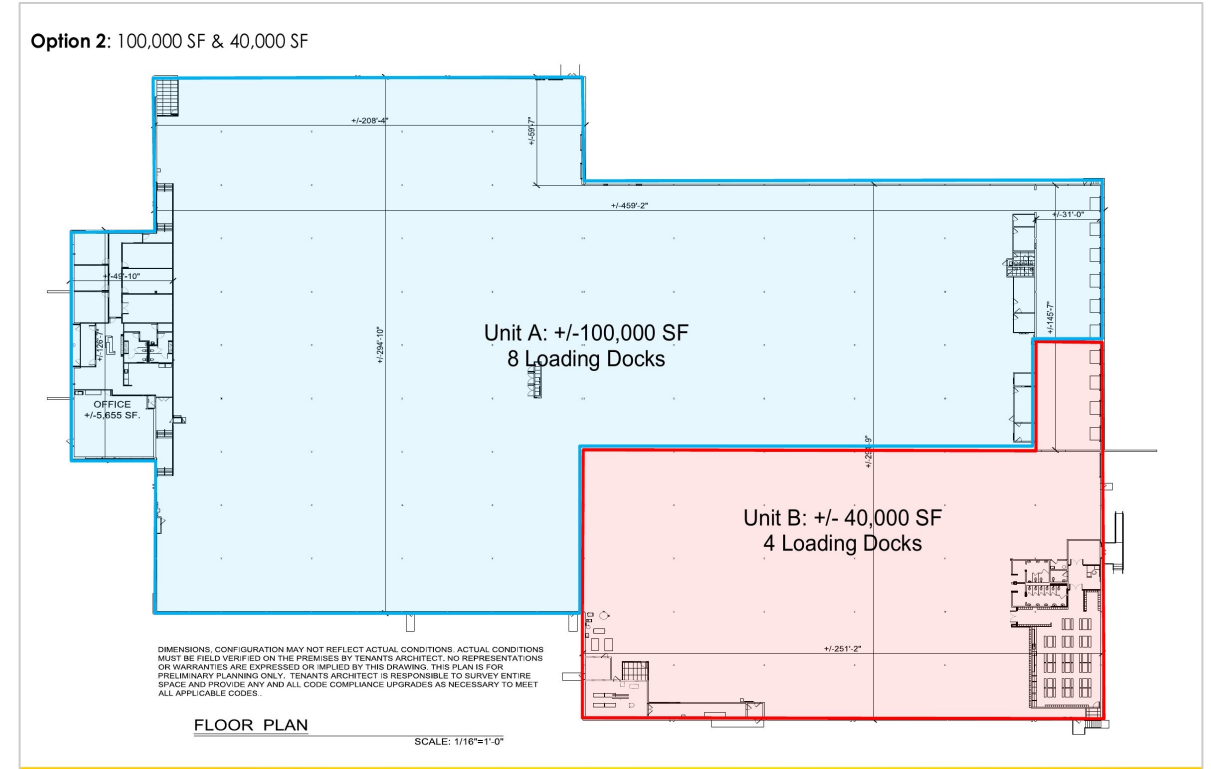
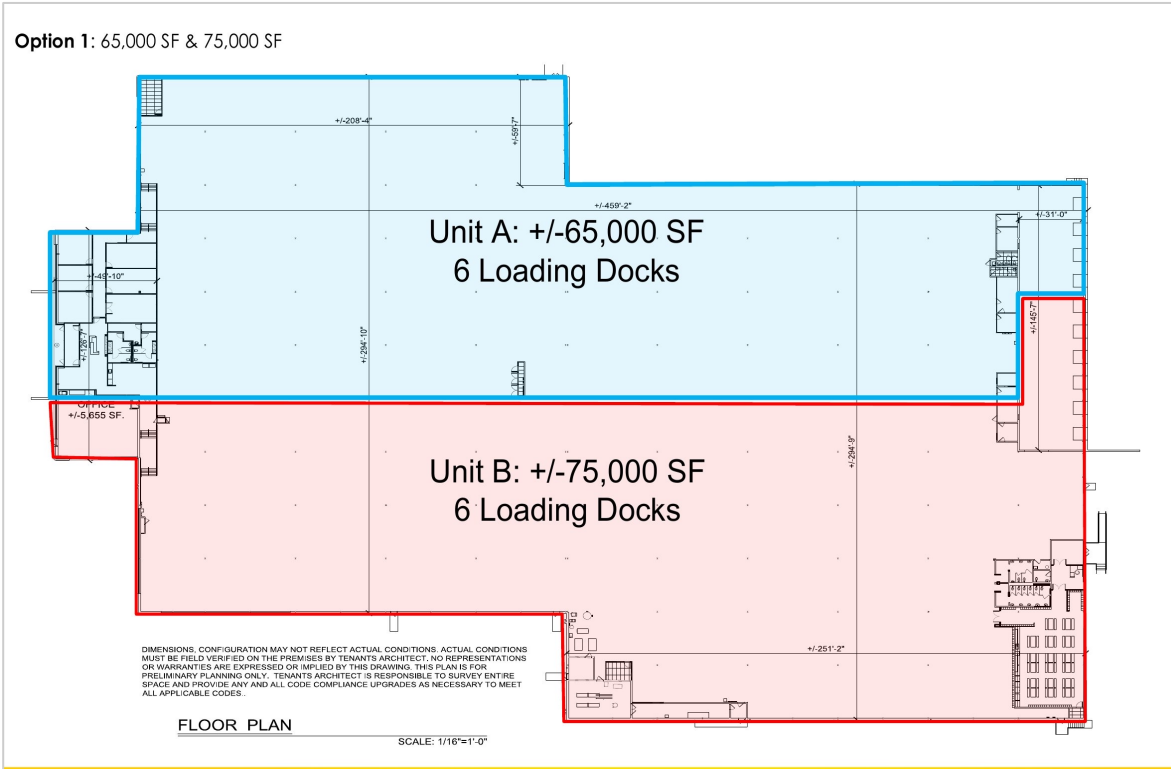
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## POSSIBLE DIVISIONS — 40,000 SF and Up Considered



**Note:** Ownership will consider any division of 40,000 SF and above. The options shown below are prospective examples only and are not the only configurations available.

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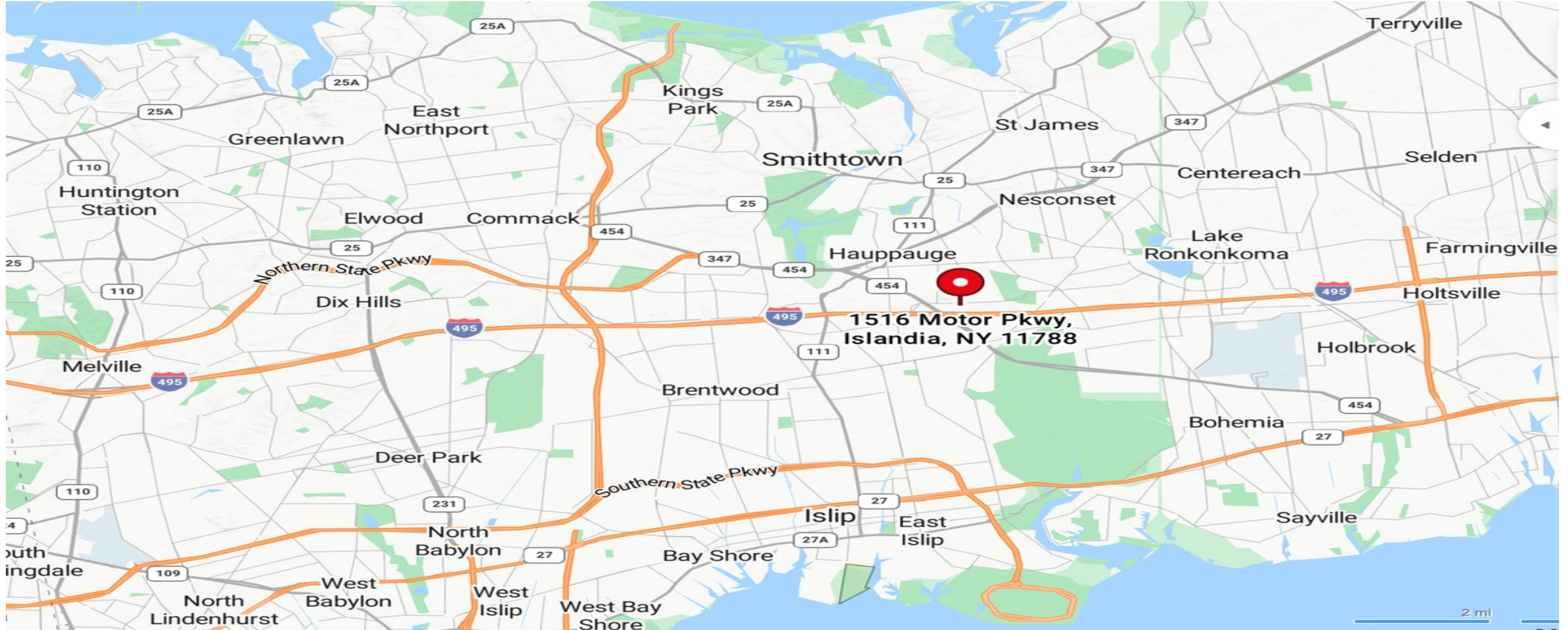
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## LOCATION MAP



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