




VenturePark Hauppauge

49 WIRELESS BOULEVARD, HAUPPAUGE, NEW YORK | WWW.VENTUREPARKHAUPPAUGE.COM

DIVISIONS AVAILABLE

123,970 SF INDUSTRIAL LOGISTICS CENTER WITH 10-YEAR PILOT FOR LEASE | AVILABLE Q3 2023

 VentureOne

 CUSHMAN &
WAKEFIELD

 AFFINIUS[®]
CAPITAL

HIGHLIGHTS



DELIVERY
Q3 2023



SQUARE FOOTAGE
123,970 SF (Office to Suit)



CLEAR HEIGHT
36'



LOADING DOCKS
27



DRIVE-INS
2



TRAILER STALLS
40



PARKING
131 Stalls



LOT SIZE
7.4 Acres



PROPERTY TAXES
\$2.10 PSF



TRAILER STALLS
40



WIRELESS BOULEVARD





LONG ISLAND INNOVATION PARK (HAUPPAUGE)

EXIT 54

LONG ISLAND EXPRESSWAY



VETERANS HIGHWAY

Raymour & Flanigan
FURNITURE | MATTRESSES



LONG ISLAND MACARTHUR AIRPORT (ISP)



VenturePark HAUPPAUGE

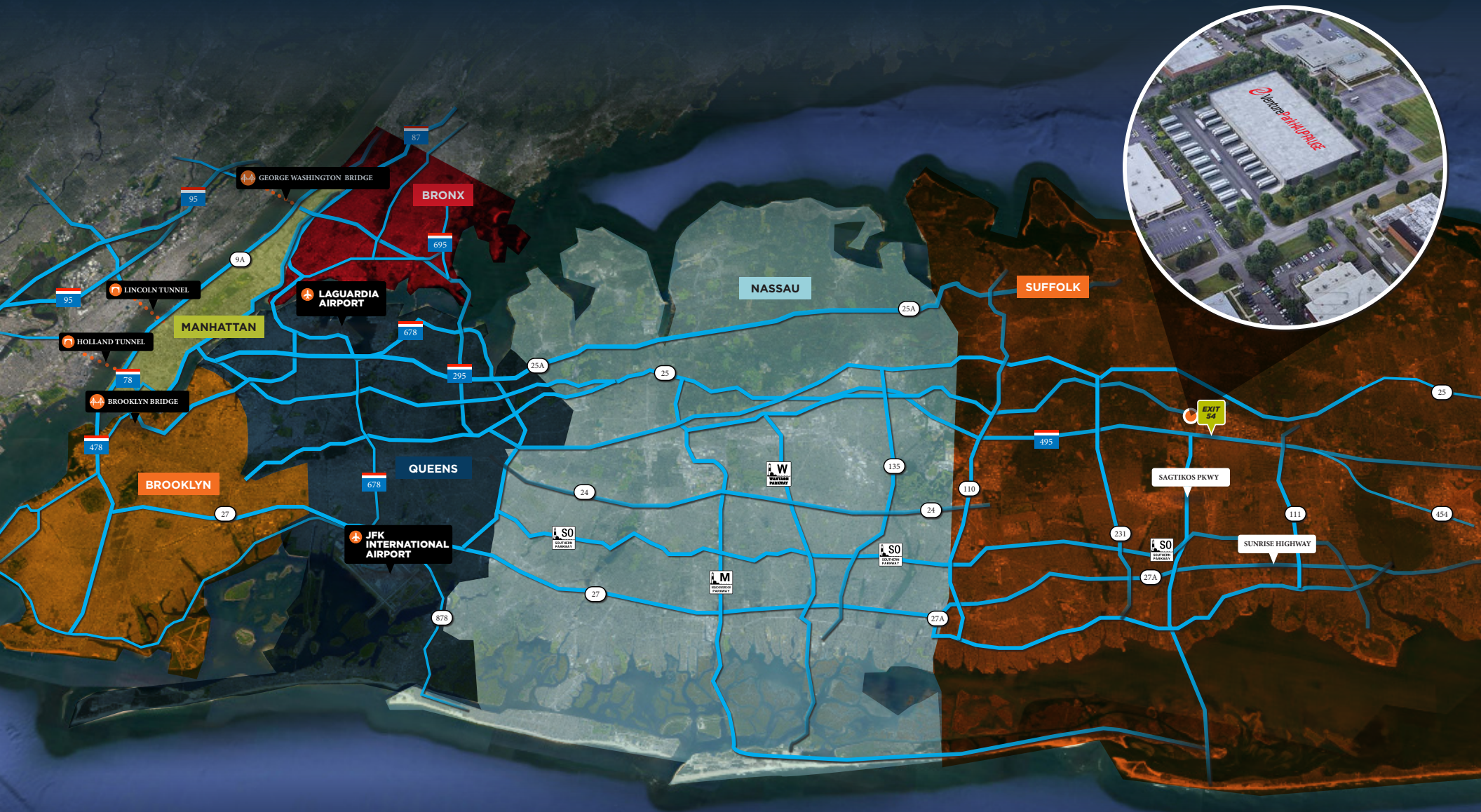
CLOSE PROXIMITY TO THE LONG ISLAND EXPRESSWAY (0.8 MILES)

Home to more than **1,300** business, **55,000+** employees and accounts for more than **8%** of the Long Island's **GDP**.

27

SUNRISE HIGHWAY

27

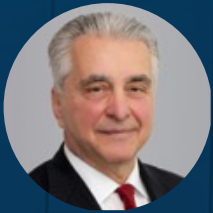


 **NASSAU COUNTY | 12 MILES**

 **HAMPTONS | 31 MILES**

 **NYC | 31 MILES**

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