A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

## 1140 MOTOR PARKWAY

HAUPPAUGE, NEW YORK

30,000 SF OF INDUSTRIAL WAREHOUSE | FOR SUBLEASE



# PROPERTY SUMMARY



AVAILABLE SF 30,000 SF



ZONING IN1 (Light Industrial)



**AVAILABILITY Immediate** 



LOADING 2 Dock-high 3 Drive-in



**HEAT** Gas



**CLEAR HEIGHT** 20'



CAR PARKING Ample



POWER 400 Amps



REAL ESTATE TAXES Base Year Included



**SPRINKLERS** Yes



LEASE TERM Negotiable



SUBLEASE PRICE \$17.50 PSF

ACREAGE 8.00 acres











The Hauppauge Innovation Park is the largest concentration of firms on Long Island and the second-largest industrial park in the nation after Silicon Valley. 1,350 companies employ approximately 55,000 people, the Park produces an impressive total sales volume of \$13 billion. More importantly, the Park has been a magnet for the tradable economy (58% of jobs in the Park are in the exporting sectors), and it is a place where the region's most strategic industries begin to cluster, such as pharmaceuticals, distribution, IT, equipment, and food.











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