

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)



**LOADING**  
2 Dock-high  
3 Drive-in



**CLEAR HEIGHT**  
20'



**POWER**  
400 Amps



**SPRINKLERS**  
Yes



**AVAILABILITY**  
Immediate



**HEAT**  
Gas



**CAR PARKING**  
Ample



**REAL ESTATE TAXES**  
Base Year Included



**LEASE TERM**  
Negotiable



**SUBLEASE PRICE**  
\$17.50 PSF



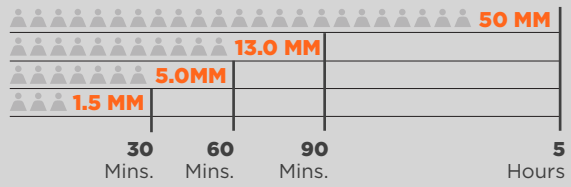
**ACREAGE**  
8.00 acres





**Hauppauge Innovation Park**

**Drive Time Populations**



**Prime Highly Accessible Location**

- 0.60**  
Miles From  
LIE
- 3.25**  
Miles From  
N State Pkwy
- 6.50**  
Miles From  
S State Pkwy
- 38.5**  
Miles From  
JFK

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.









FOR MORE INFORMATION,  
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