

VenturePark ISP



2950 VETERANS MEMORIAL HIGHWAY, BOHEMIA, NEW YORK | WWW.VENTUREPARKISP.COM

IMMEDIATE OCCUPANCY | DIVISIONS AVAILABLE

121,270 SF INDUSTRIAL LOGISTICS CENTER WITH 10-YEAR PILOT FOR LEASE



HIGHLIGHTS



SQUARE FOOTAGE
121,270 SF (Divisible)



OFFICE SPACE
2,385 SF (Newly Built)



CLEAR HEIGHT
36'



COLUMN SPACING
50' x 52' with 60' Speed Bays



LOADING DOCKS
21 (Expandable)



DRIVE-INS
2



PARKING (EV READY)
108 Car Parks
(Can add 18 spaces)
119 Van/Delivery Truck Parks
Total: 245 Spaces

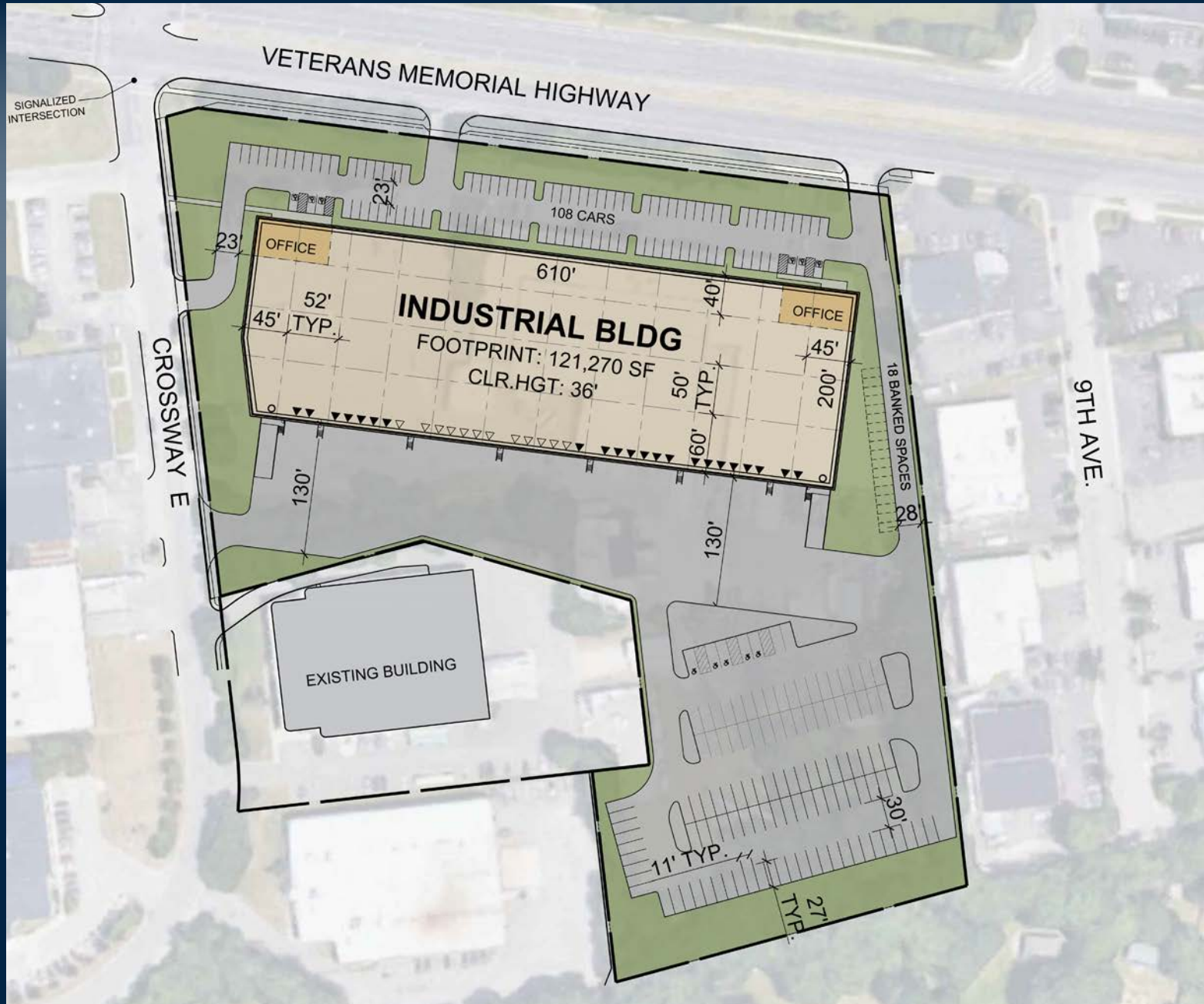


PROPERTY TAXES
\$1.08 PSF



SAMPLE DIVISIONS







LONG ISLAND INNOVATION
PARK (HAUPPAUGE)

EXIT 54

 **VenturePark HAUPPAUGE**

EXIT 57



VETERANS HIGHWAY

Raymour & Flanigan
FURNITURE | MATTRESSES









LONG ISLAND
MACARTHUR AIRPORT
(ISP)

 **VenturePark ISP**

 **VenturePark ISP II**



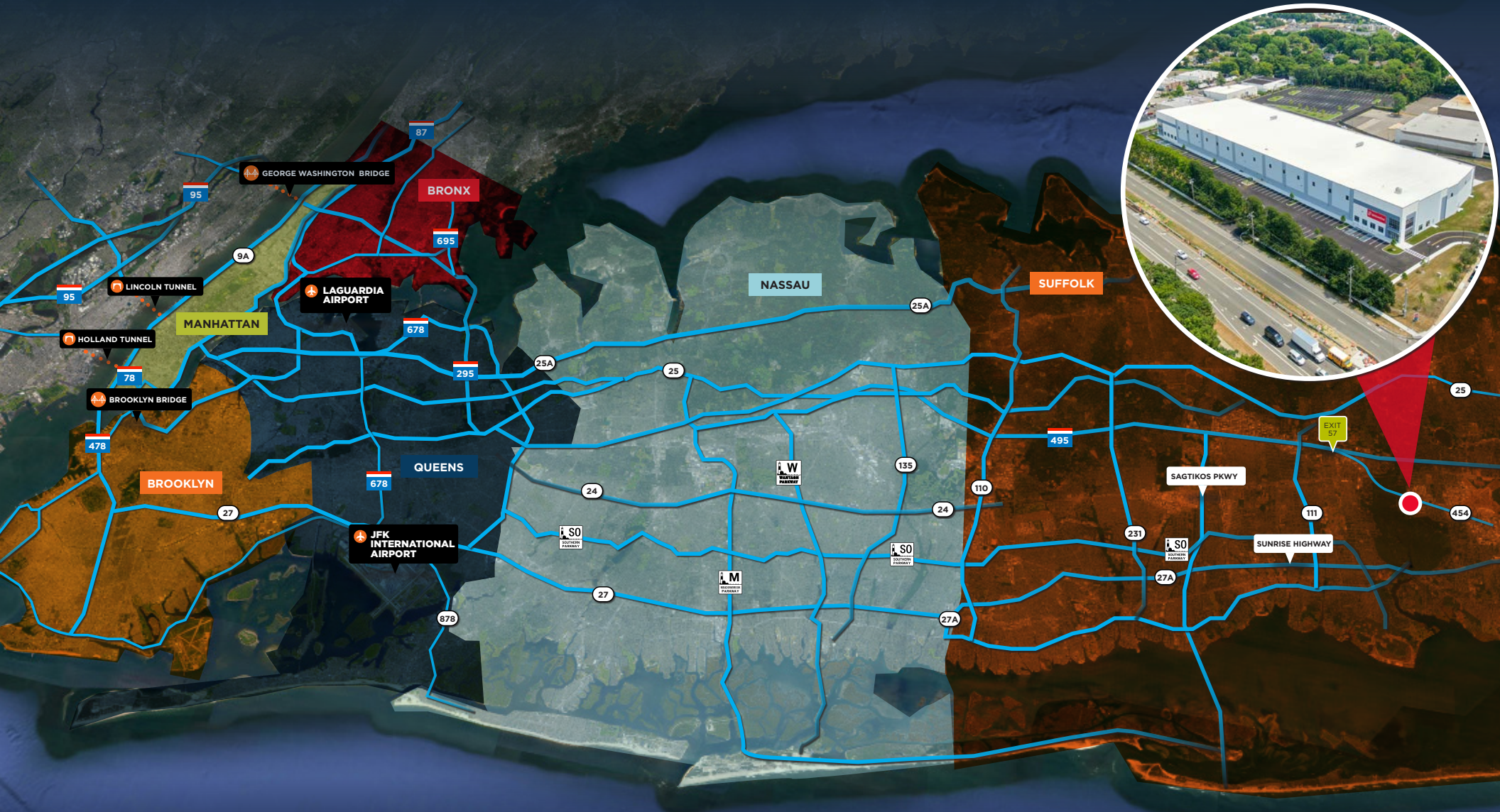




27

27





NASSAU COUNTY | 16 MILES



HAMPTONS | 27 MILES



NYC | 34 MILES



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