



VenturePark ISP III

2100 SMITHTOWN AVENUE, RONKONKOMA, NEW YORK

DIVISIONS AVAILABLE

TENANT

137,470 SF INDUSTRIAL FACILITY | BUILT TO SUIT OPPORTUNITY



HIGHLIGHTS



SQUARE FOOTAGE
137,470 SF (Office to Suit)



LOADING DOCKS
35 docks equipped with full dock packages



CLEAR HEIGHT
36'



DRIVE-INS
2 (Expandable)



COLUMN SPACING
50' x 54' with 60' Speed Bays



PARKING
177 Stalls



REAL ESTATE TAXES
\$0.56 PSF



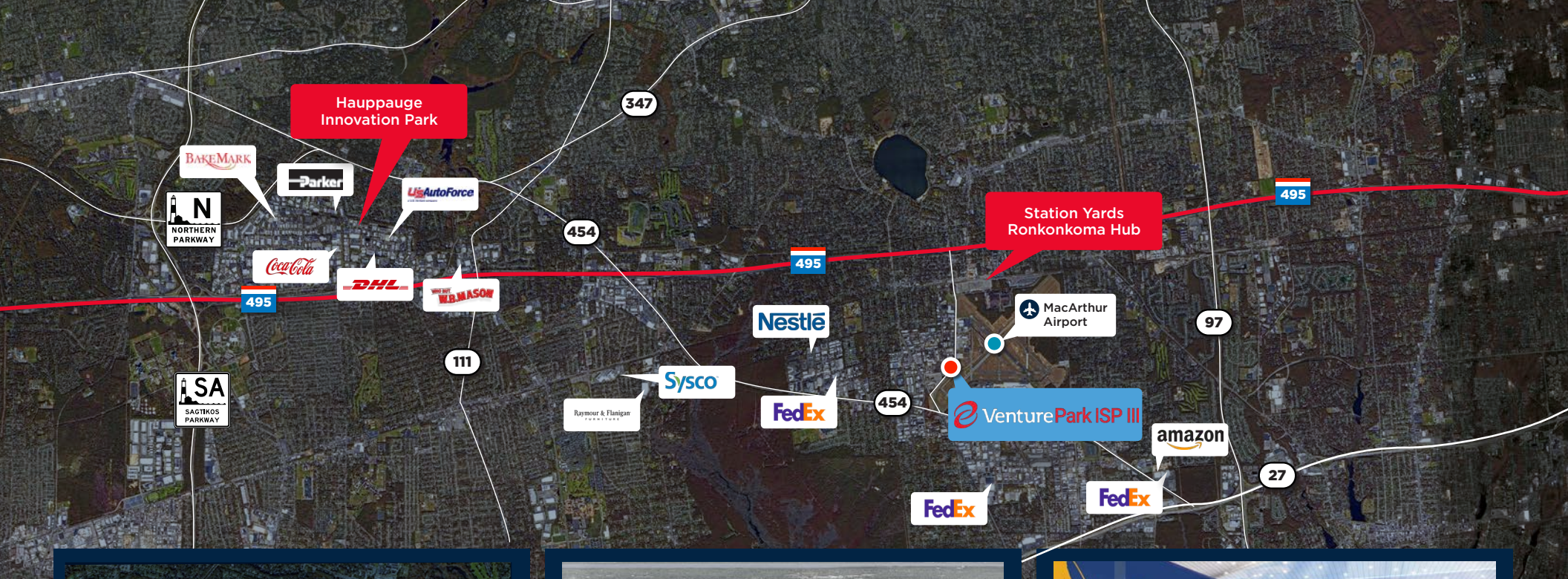
POWER
2000A 3 phase 480/277volts (additional power available)

HAYNES COURT

SMITHTOWN AVENUE







HAUPPAUGE INNOVATION PARK

5.6 MILES
FROM THE PROPERTY

- 2nd largest industrial park in the nation after Silicon Valley
- Spans 1,600 acres
- Economic output of \$13 billion annual sales volume
- 1,300 companies, employing +/-55,000 employees



STATION YARDS RONKONKOMA HUB

1.6 MILES
FROM THE PROPERTY

- Suffolk County Legislature approved a \$2.3 billion Ronkonkoma redevelopment
 - The plan includes a new terminal on the northern portion of MacArthur Airport, a 190,000 SF convention center, a 300- room hotel, an entertainment center with a 5,000-seat outdoor stadium and a 4,000- seat indoor arena, in addition to an office complex with a life sciences center
- Ronkonkoma's Station Square is a 53-acre site being redeveloped into a major transit oriented, mixed-use development with 1,450 apartments and over 600,000 SF of commercial space



A HIGHLY ACCESSIBLE LOCATION

43.5 MILES
FROM THE PROPERTY

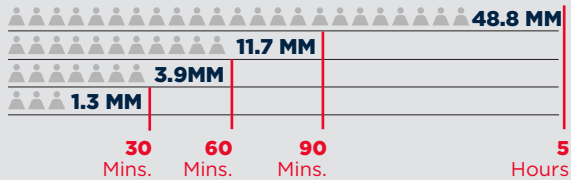
- 5 minutes drive to **Long Island Expressway**
- 25 minute drive to **Nassau County**
- 25 minutes drive to **The Hamptons**
- 45 minute drive to **Queens**
- 55 minute drive to **Brooklyn**
- 55 minutes drive to **JFK Airport**
- 1 hour drive to **Manhattan**

ACCESSIBILITY & CONNECTIVITY



Venture Park III offers immediate access to 11.7 Million of the United States' most wealthy consumers within a 90-minute drive. The property is located less than 1.2 miles from the Long Island Expressway (LIE) for efficient access to JFK International (JFK), LaGuardia Airport (LGA) and New York City and its Borough's. The property has a fully secured 10-year PILOT program from The Town Of Islip's IDA which offers \$0.56/SF real estate taxes.

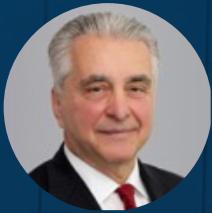
Drive Time Populations



High Income & Affluent Consumer Base



FOR LEASING INFORMATION, PLEASE CONTACT:



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