

**FOR LEASE**

# 88 Parkway Drive South

Hauppauge, NY

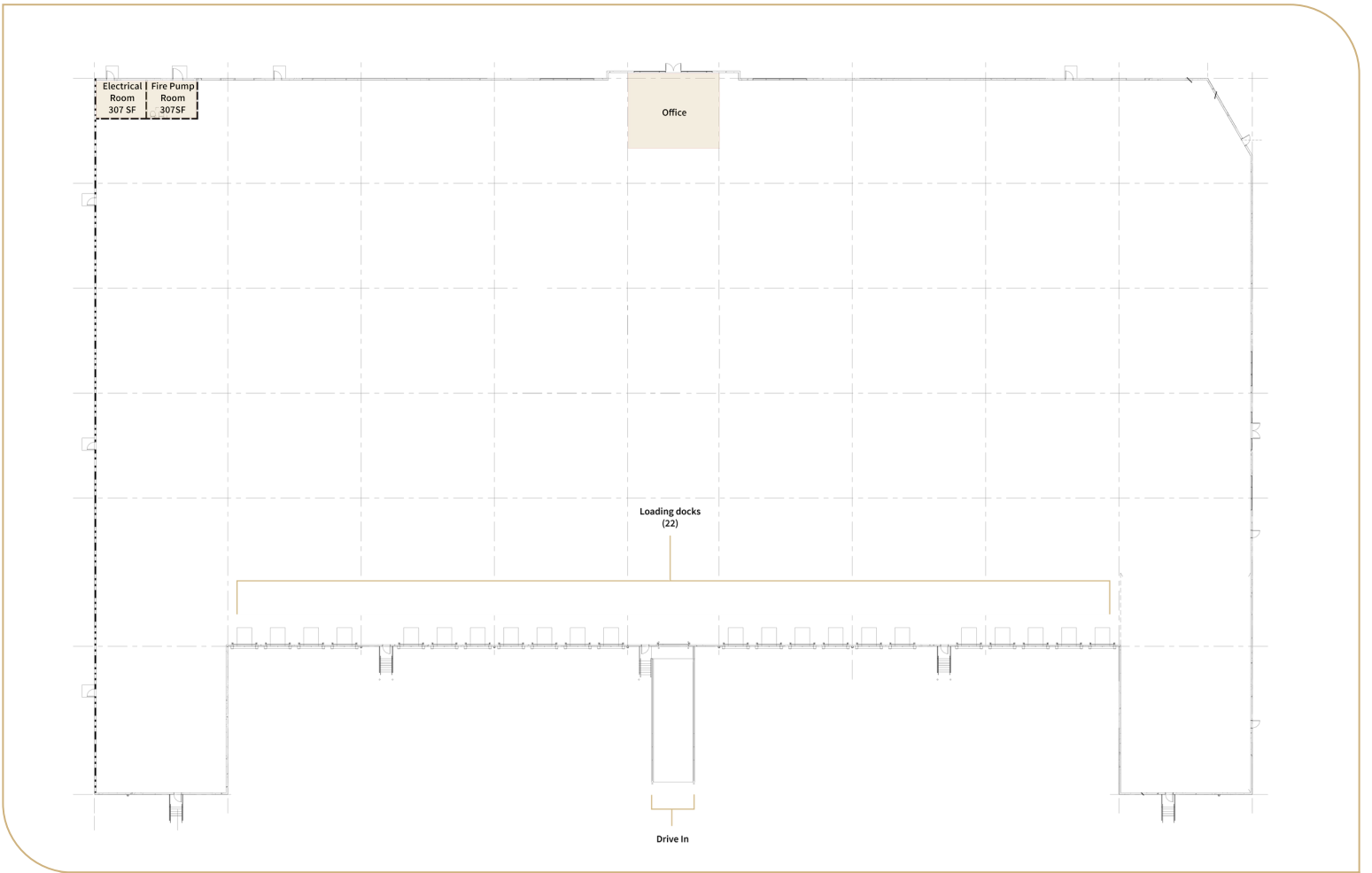


± 113,775 SF | Under Construction



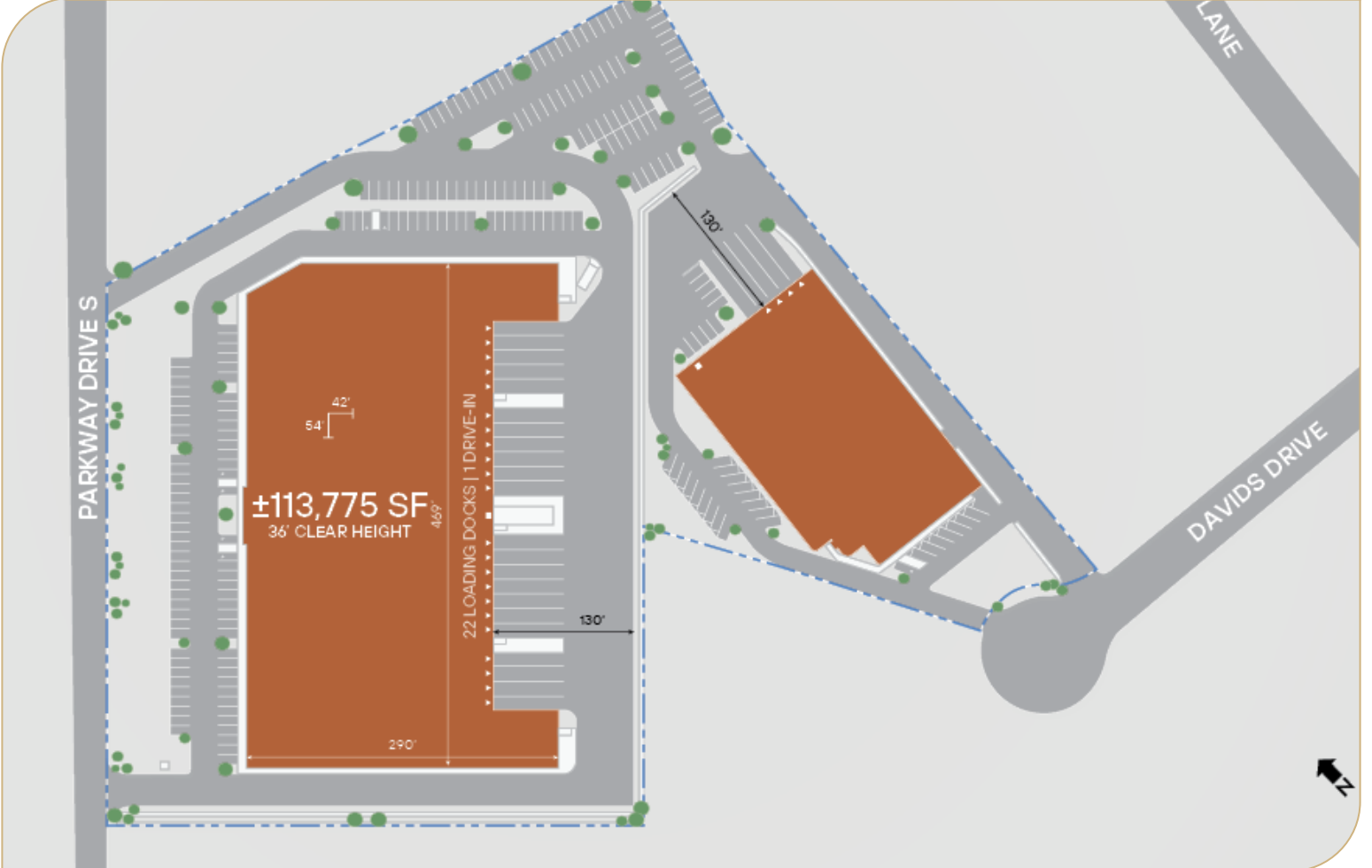
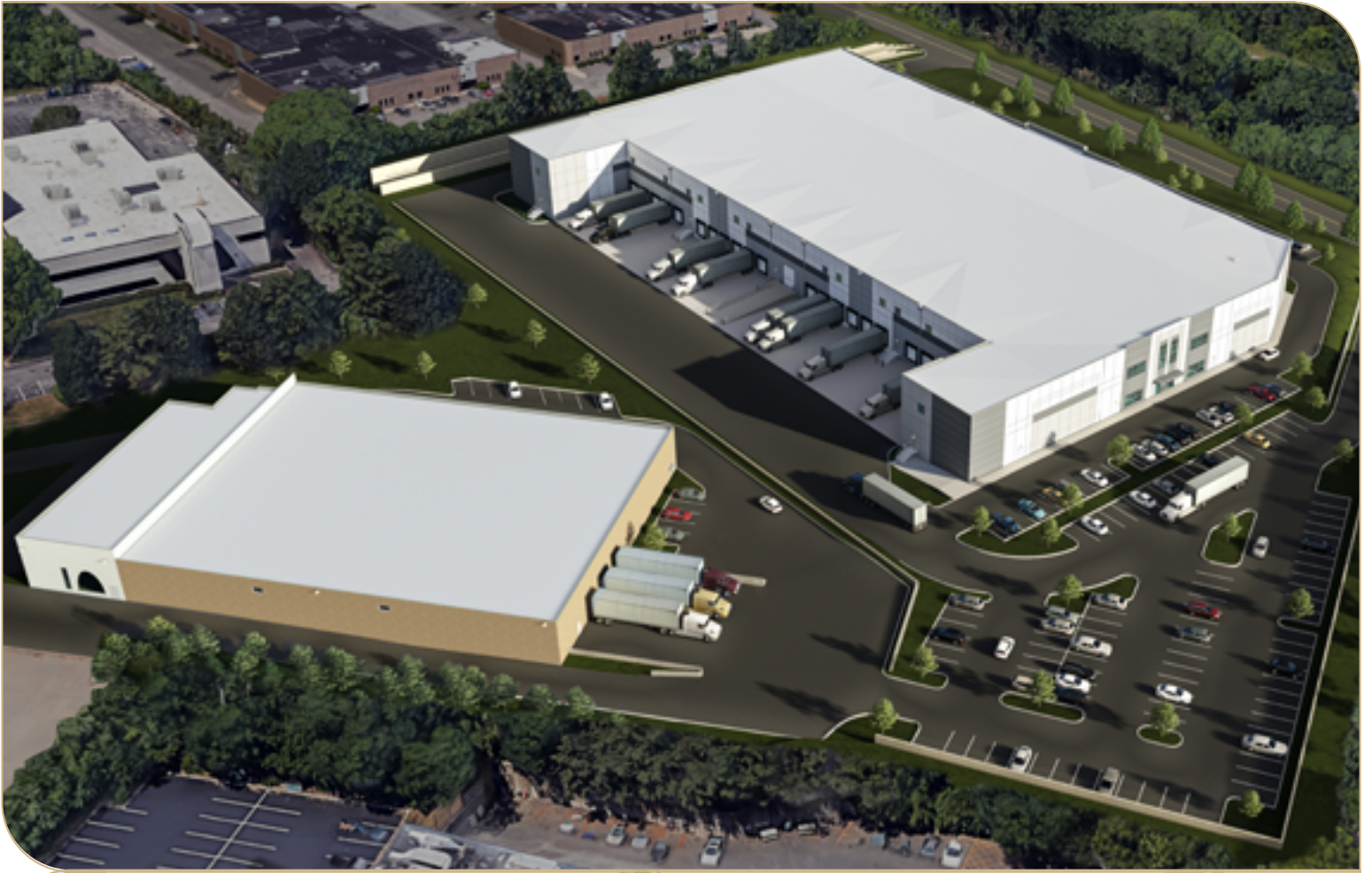
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



### PROPERTY SPECIFICATIONS

|                       |  |                     |  |
|-----------------------|--|---------------------|--|
| <b>Building size</b>  | ± 113,775 SF   | <b>Sprinklers</b>   | ESFR                                     |
| <b>Office</b>         | ± 3,500 SF or BTS  | <b>Power</b>        | 1,500 amps                               |
| <b>Column spacing</b> | Dock bays: 54' W x 60' D<br>Interior bays: 54' W x 42.5' D | <b>Sewers</b>       | Yes                                      |
| <b>Clear height</b>   | 36'  | <b>Zoning</b>       | LI; Light Industry,<br>Town of Smithtown |
| <b>Loading docks</b>  | 22   | <b>Asking price</b> | Upon request                             |
| <b>Drive-in doors</b> | 1  | <b>Comments</b>     | Expected completion Q1 2024              |
| <b>Lighting</b>       | LED  |                     |  |



**PROXIMITY**

Northern State Parkway - 880 feet

I-495 - 1.3 miles

Veterans Memorial Highway - 0.9 miles

MacArthur Airport - 8.7 miles

JFK Airport - 29.7 miles

