

±50,000/SF Class A+ Cold Storage Facility for Sale or Lease

430 Wireless Blvd., Hauppauge 11788



Specifications:

Building Size:	±50,000/sf
Lot Size:	4.7 acres + .64 Acre recharge basin
1 st floor space:	±43,336/sf
Office space:	±6,640 Class A 2 nd floor w/elevator, ±2,000/Class B 1 st floor,
Ceiling height:	±26' U.S.
Loading:	Eight- 8'x10' Docks w/ levelers, One 12' x 14' Drive-in door
Power:	1,600 amps @277/480 voltage
Heat:	Gas
Column Span:	±40' x ±30'
Sewers:	Yes-Available
Sprinklers:	Yes-Upgraded in 2017
Parking:	61 paved, expands to ±300 stalls
Floor slab:	6" reinforced in excellent condition

Pricing & timing:

Occupancy:	±10/1/2024
Sale Price:	TBD
Lease Price:	TBD
23'/24' Taxes:	\$146,769.41 (\$2.95/sf) partial tax abatement possible thru Suffolk IDA

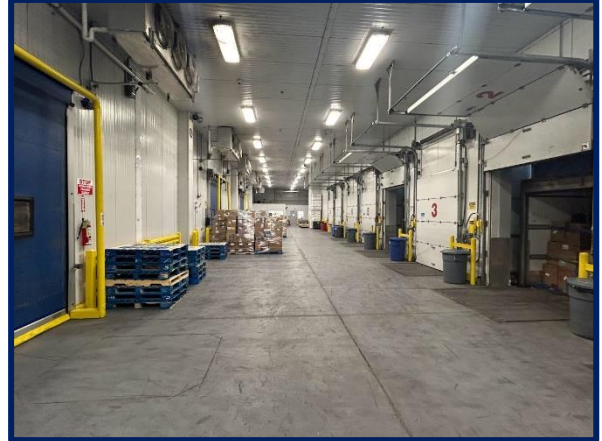
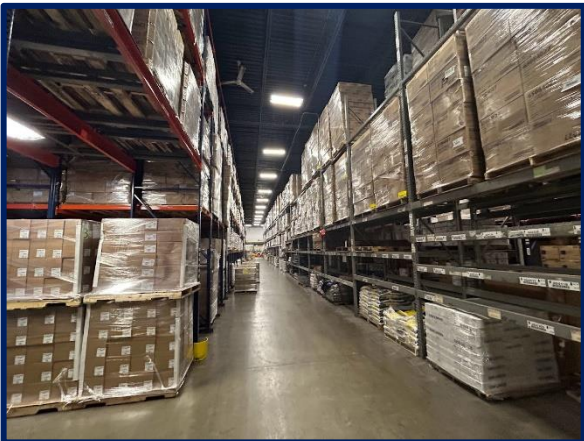
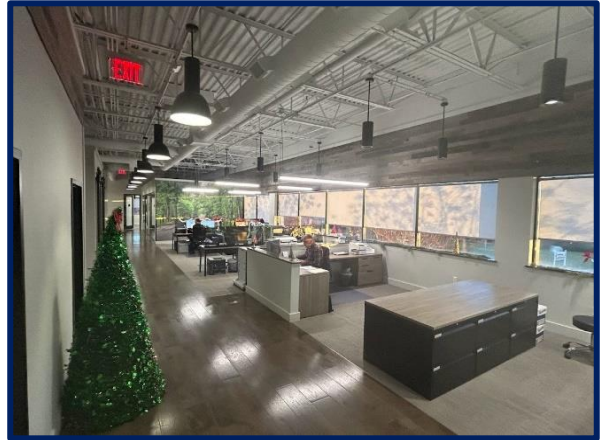
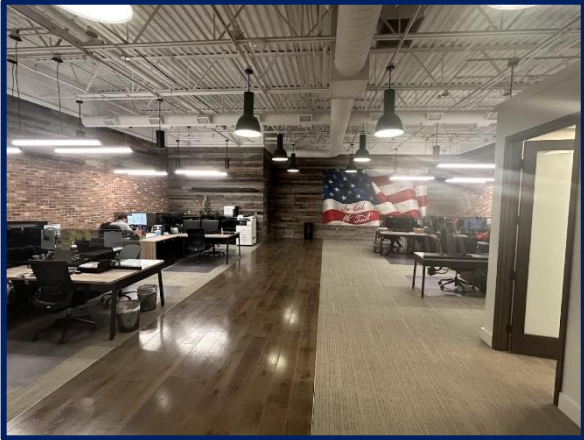
Space composition capacity, & specifications:

- ±11,610/sf chiller to 34° f. with 1,100 pallet positions
- ±3,750/sf freezer to 0° f. with 307 pallet positions, freezer floor extends an additional ±1,750/sf
- ±5,640/sf shipping area to 34° f.
- ±15,490/sf dry storage with 1,360 pallet positions
- Balance of space: 1st floor offices, café, training, forklift charging, bathrooms, lockers, & ancillary.

Additional information:

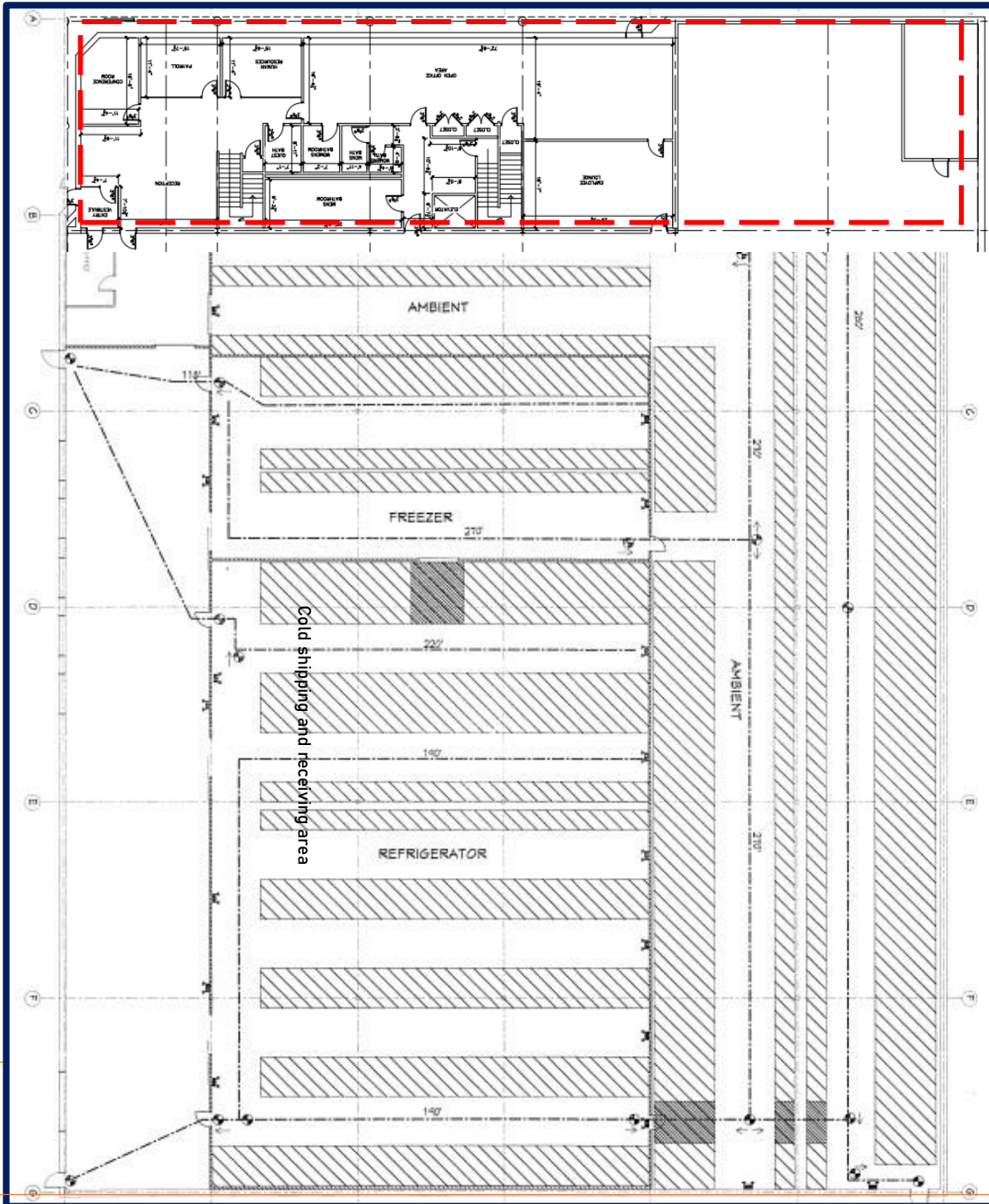
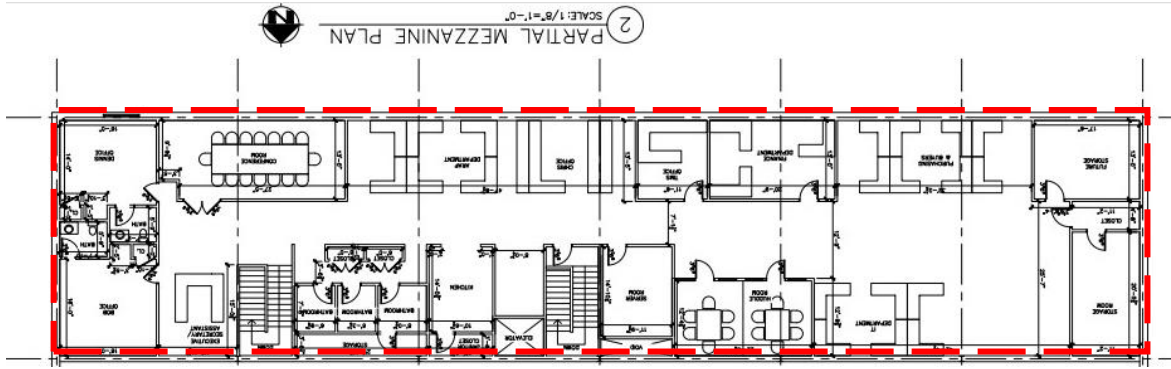
- Oversized lot provides expansion to ±86,928 and is ideal for truck fleet parking/outside storage lot
- Beautiful offices completed in 2021
- Close proximity to Long Island Expwy. Exit 53
- Designed for expansion. See attached plan.
- 59.8KW rooftop Solar power array installed 2010
- Cold storage improvements built 2017
- Forklift charging area
- Pallet racking available

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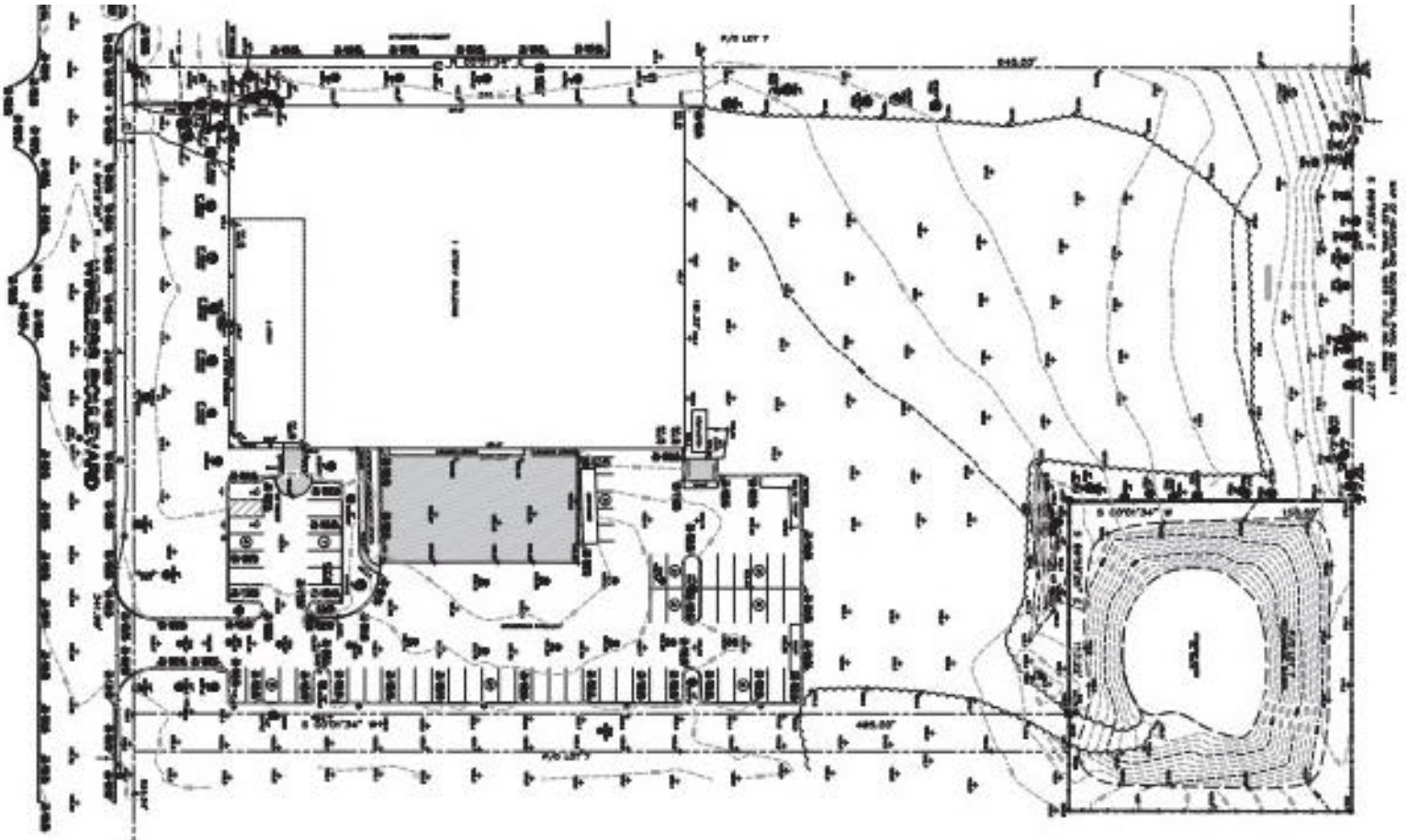


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430 Wireless Blvd., Hauppauge-Floor plan



430 Wireless Blvd., Hauppauge aerial and survey



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