

±50,002/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:	±43,254/sf
Office space:	±6,748/sf 2 nd floor w/elevator, ±4,359/sf 1 st floor,
Ceiling height:	±25'6" 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:

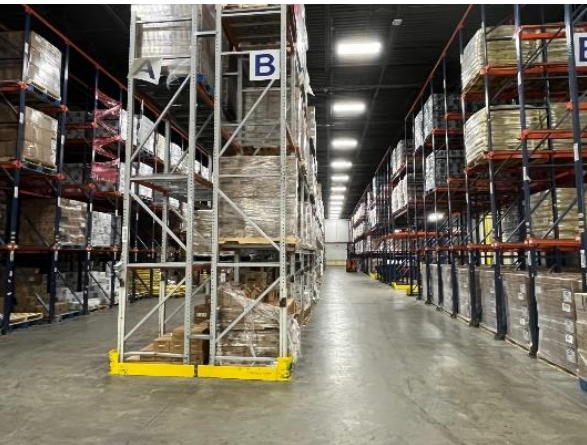
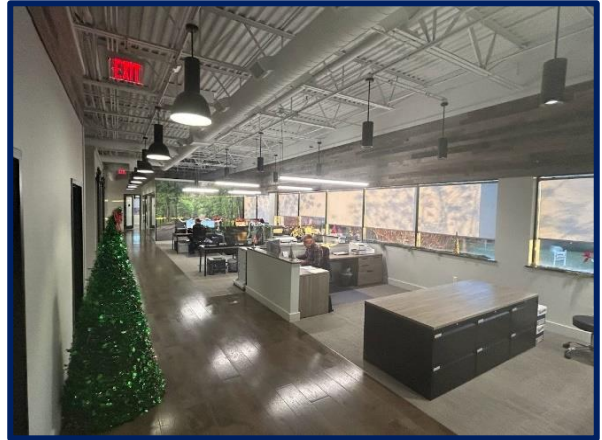
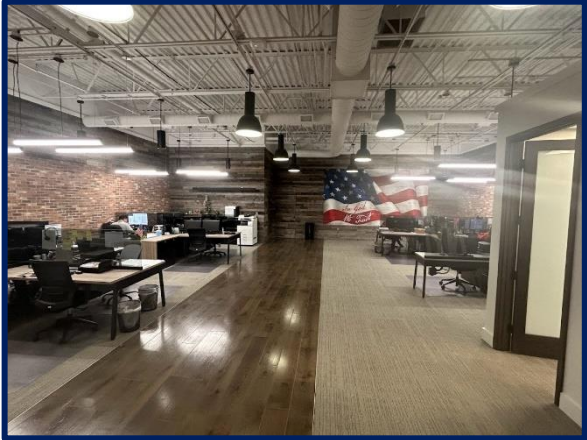
Occupancy:	±10/1/2024
Sale Price:	TBD
Lease Price:	TBD
23'/24' Taxes:	\$146,769.41 (\$2.95/sf) partial tax abatement possible thru Suffolk IDA

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.

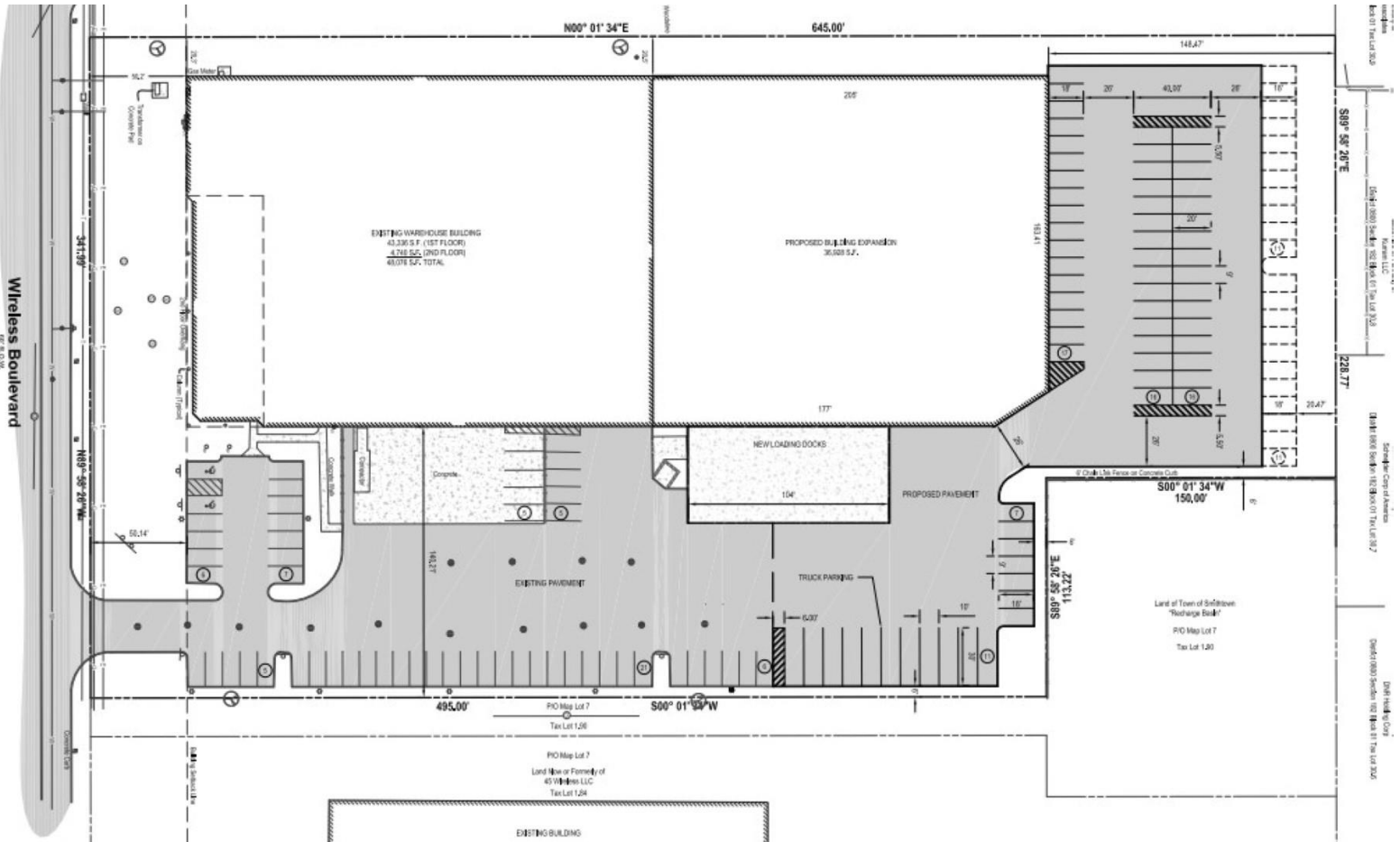
Additional information:

- Oversized lot provides expansion to ±90,000/sf 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 upgraded '23
- Cold storage improvements completed 2017
- Forklift charging area
- Pallet racking available



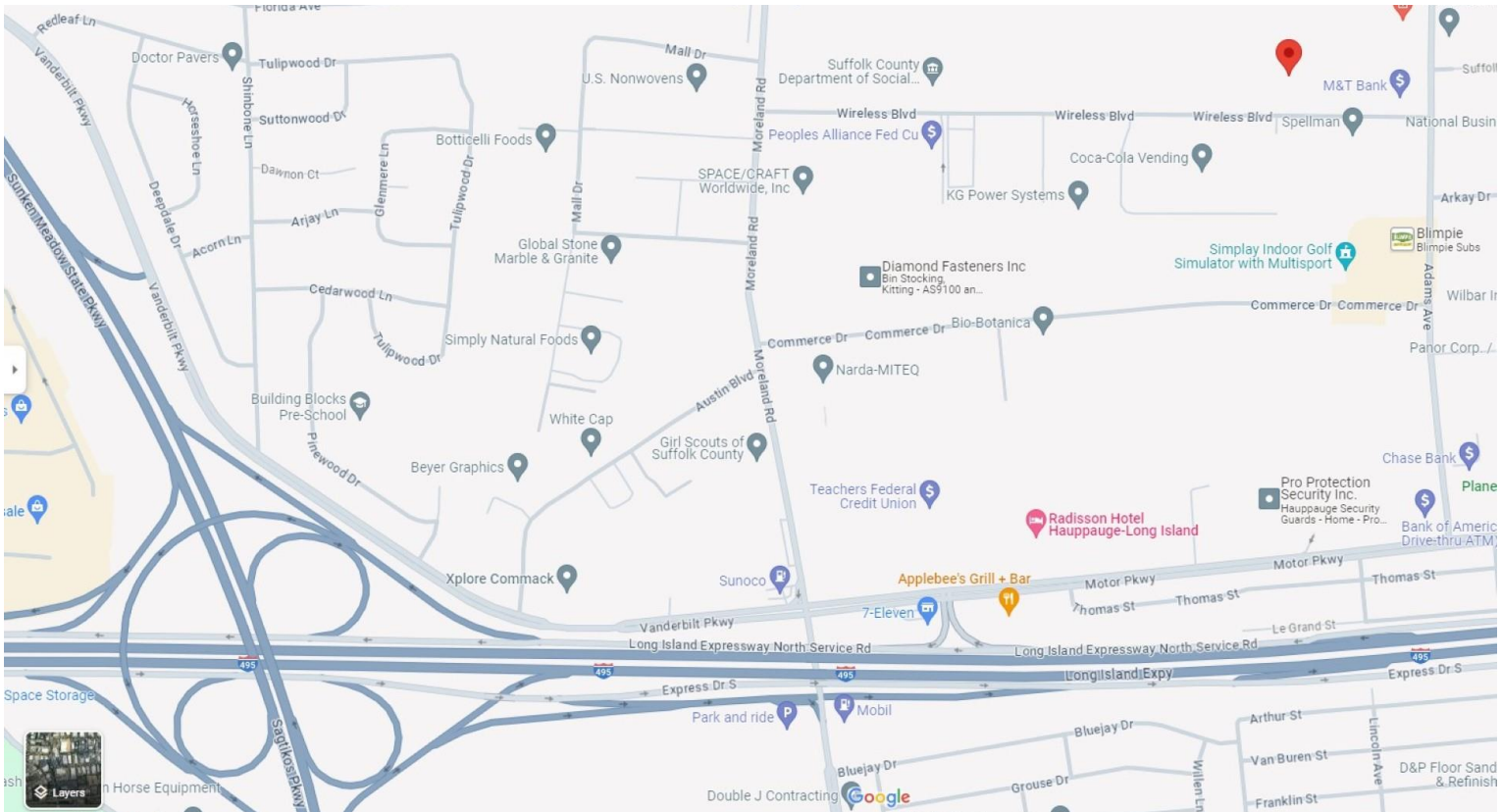
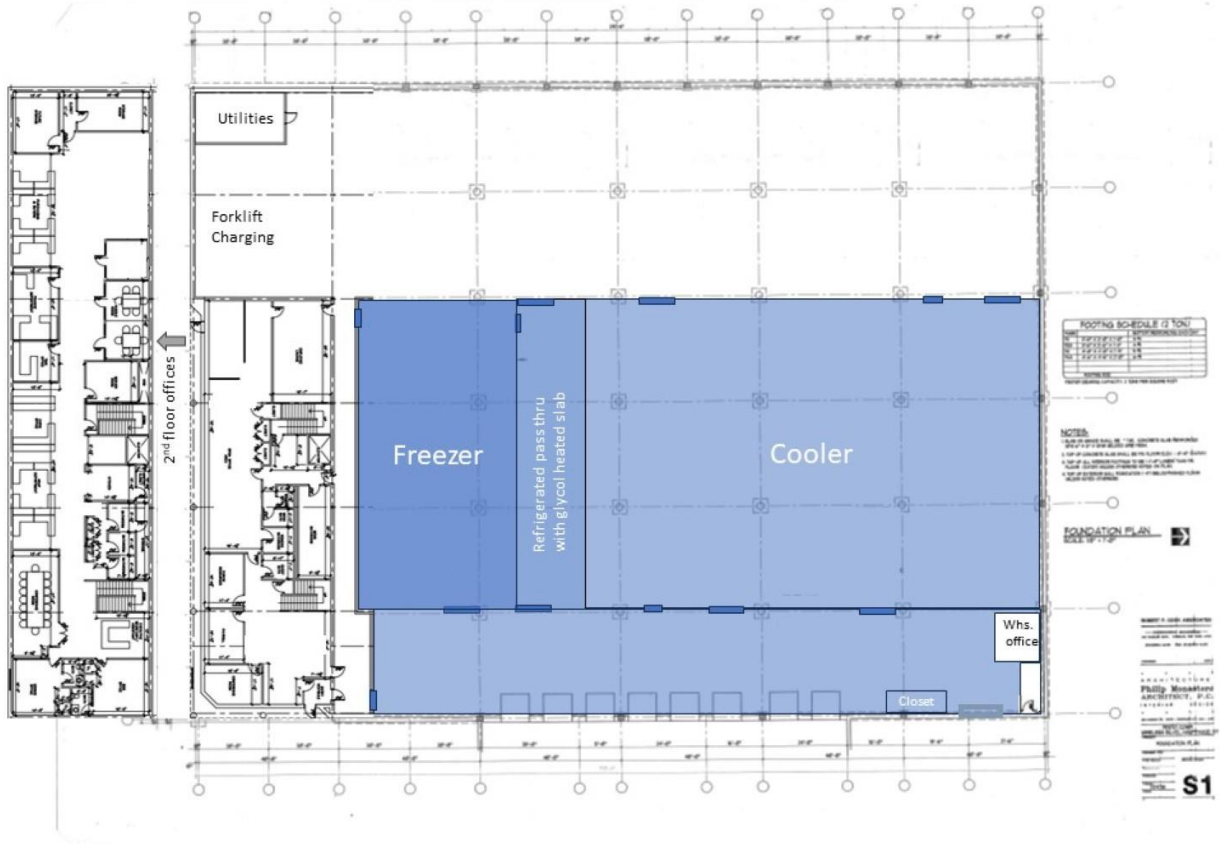


Proposed 36,928/sf expansion plan



Information is from sources deemed to be reliable but but should not be relied upon without independent verification and is subject to errors, omissions, modification and withdrawal.

SR 430 Wireless Blvd., Hauppauge proposed expansion plan



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MAP OF HEARTLAND INDUSTRIAL PARK, SECTION 1
 FILED APRIL 10, 1973 - FILE NO. 0892
 S 89°58'26" E 228.77'



1 PROPOSED SITE PLAN
 SCALE: 1"=30'-0"