

**88 PARKWAY
DRIVE SOUTH**
Hauppauge, NY
OCCUPANCY READY

FOR LEASE
±113,775 SF
NEW CLASS A DEVELOPMENT



88parkwaydrivesouth.com



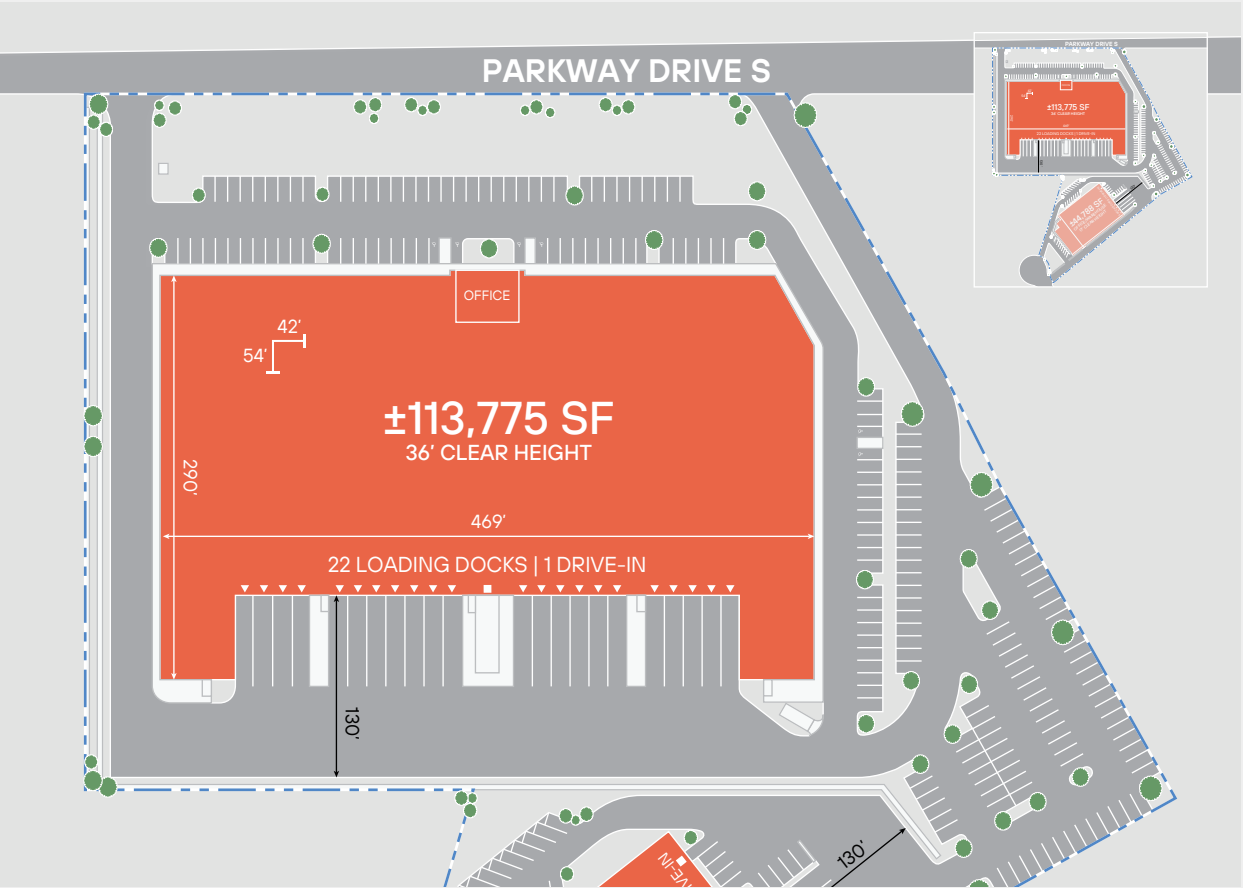
**Less than 1.5 miles
to I-495 (Exit 53)**

Leasing by:



SITE PLAN & SPECIFICATIONS

±113,775 SF FOR LEASE
88 PARKWAY DRIVE SOUTH



AVAILABLE SF:	±113,775 SF (divisible)
BUILDING DIMENSIONS:	469' X 290'
OFFICE:	±2,500 SF or Build-to-Suit
CLEAR HEIGHT:	36'
COLUMN SPACING:	54' x 42'
SPEED BAY	60'
LOADING FORMAT:	Rear
LOADING DOCKS:	22
DRIVE-IN DOORS:	1
TRUCK COURT DEPTH:	130'
CAR SPACES:	±191
POWER:	1,600 Amps
SPRINKLER SYSTEM:	ESFR
SEWERS:	Yes
ZONING:	LI; Light Industry, Town of Smithtown
ASKING PRICE:	Upon request

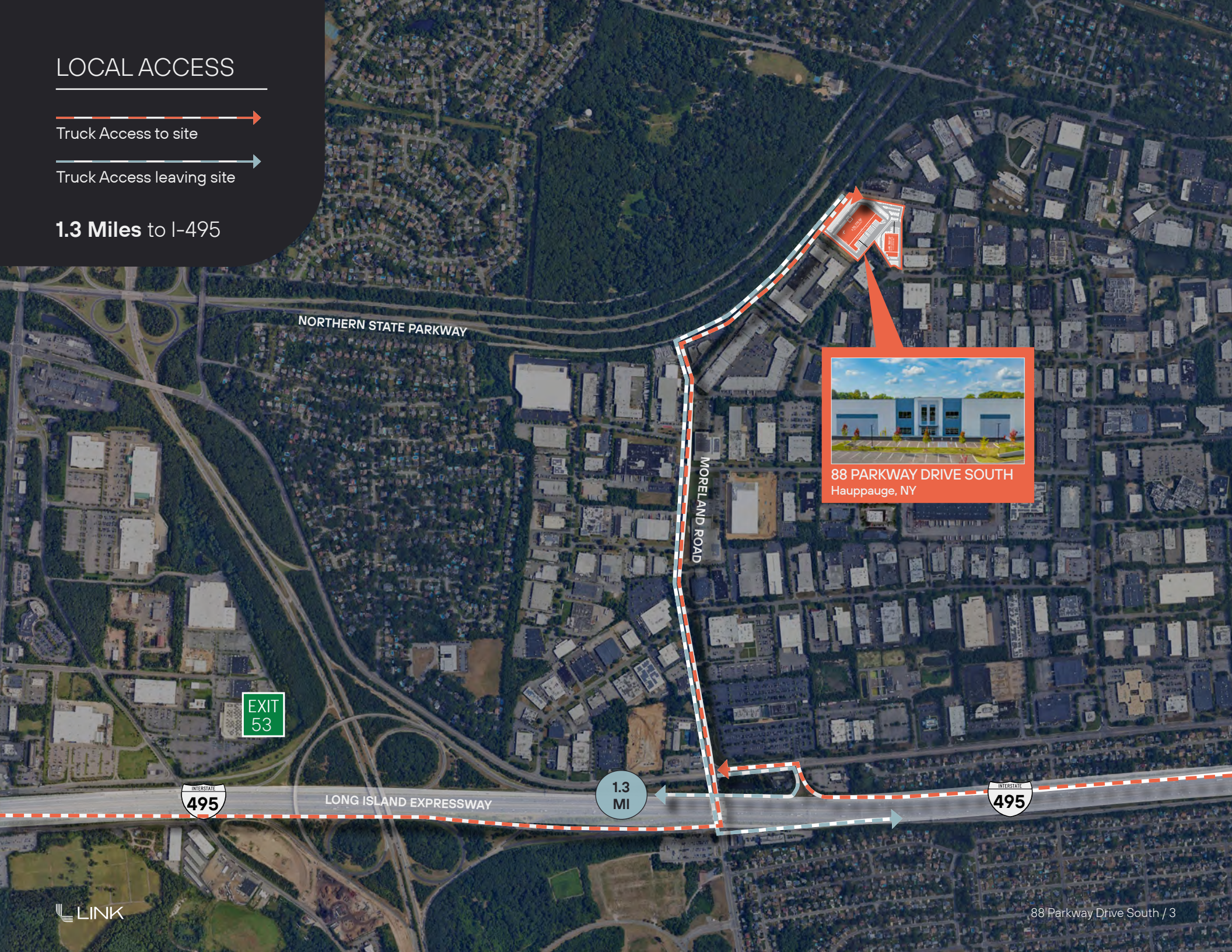


LOCAL ACCESS

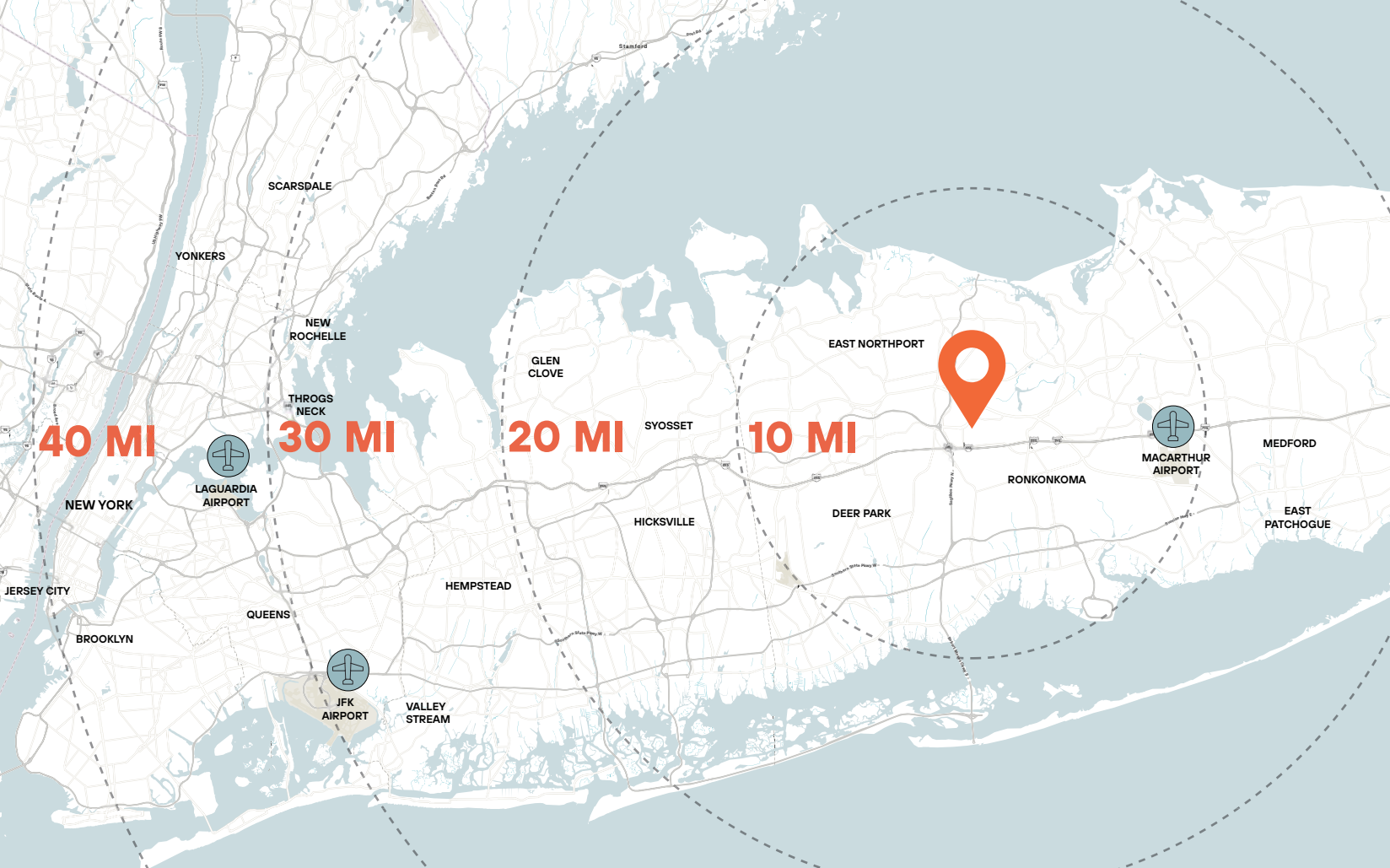
Truck Access to site

Truck Access leaving site

1.3 Miles to I-495



88 PARKWAY DRIVE SOUTH
Hauppauge, NY



DEMOGRAPHICS

30 MINUTE DRIVE TIME

TOTAL POPULATION

1,247,109

TOTAL LABOR FORCE

682,491

WAREHOUSE WORKERS

37,626

MEDIAN WAREHOUSE
RELATED HOURLY WAGE

\$20.96

US MEDIAN IS \$19.52

MEDIAN HOUSEHOLD INCOME

\$123,732

SOURCE: ESRI

KEY DISTANCES

0.2 MI

Northern State
Parkway

0.9 MI

Veterans
Memorial Highway

1.3 MI

I-495
(Exit 53)

8.7 MI

MacArthur
Airport

29.7 MI

JFK
Airport

For leasing information, contact:

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