



VenturePark ISP



2950 VETERANS MEMORIAL HIGHWAY, BOHEMIA, NEW YORK | WWW.VENTUREPARKISP.COM

DIVISIONS AVAILABLE

121,270 SF INDUSTRIAL LOGISTICS CENTER WITH 10-YEAR PILOT FOR LEASE | DELIVERING Q4 2023



HIGHLIGHTS



DELIVERY
Q4 2023



SQUARE FOOTAGE
121,270 SF (Office to Suit)



CLEAR HEIGHT
36'



COLUMN SPACING
50' x 52' with 60' Speed Bays



LOADING DOCKS
21 (Expandable)



DRIVE-INS
2



PARKING (EV READY)
108 Car Parks
(Can add 14 spaces)
119 Van/Delivery Truck Parks
Total: 241 Spaces



PROPERTY TAXES
\$1.08 PSF

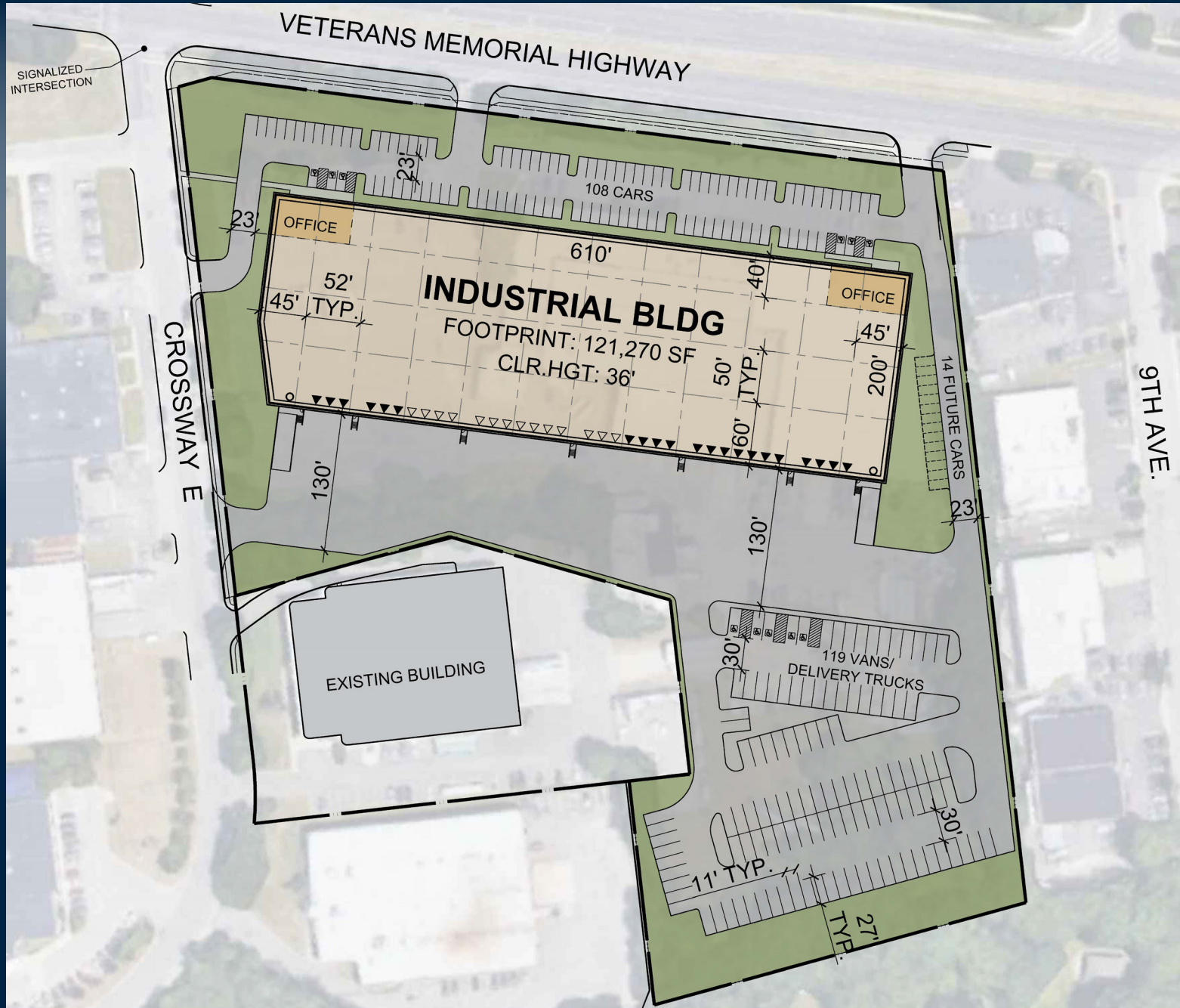


±2.5 Acres of Excess Parking
119 Van / Truck Spaces



108 CAR STALLS
(Expandable To 122)







LONG ISLAND INNOVATION PARK (HAUPPAUGE)

EXIT 54

VenturePark HAUPPAUGE

EXIT 57



VETERANS HIGHWAY

Raymour & Flanigan
FURNITURE | MATTRESSES

Sysco

FedEx

PHARMAPACKS
ALL YOUR DAILY NEEDS

VenturePark ISP

VenturePark ISP II



LONG ISLAND MACARTHUR AIRPORT (ISP)

amazon

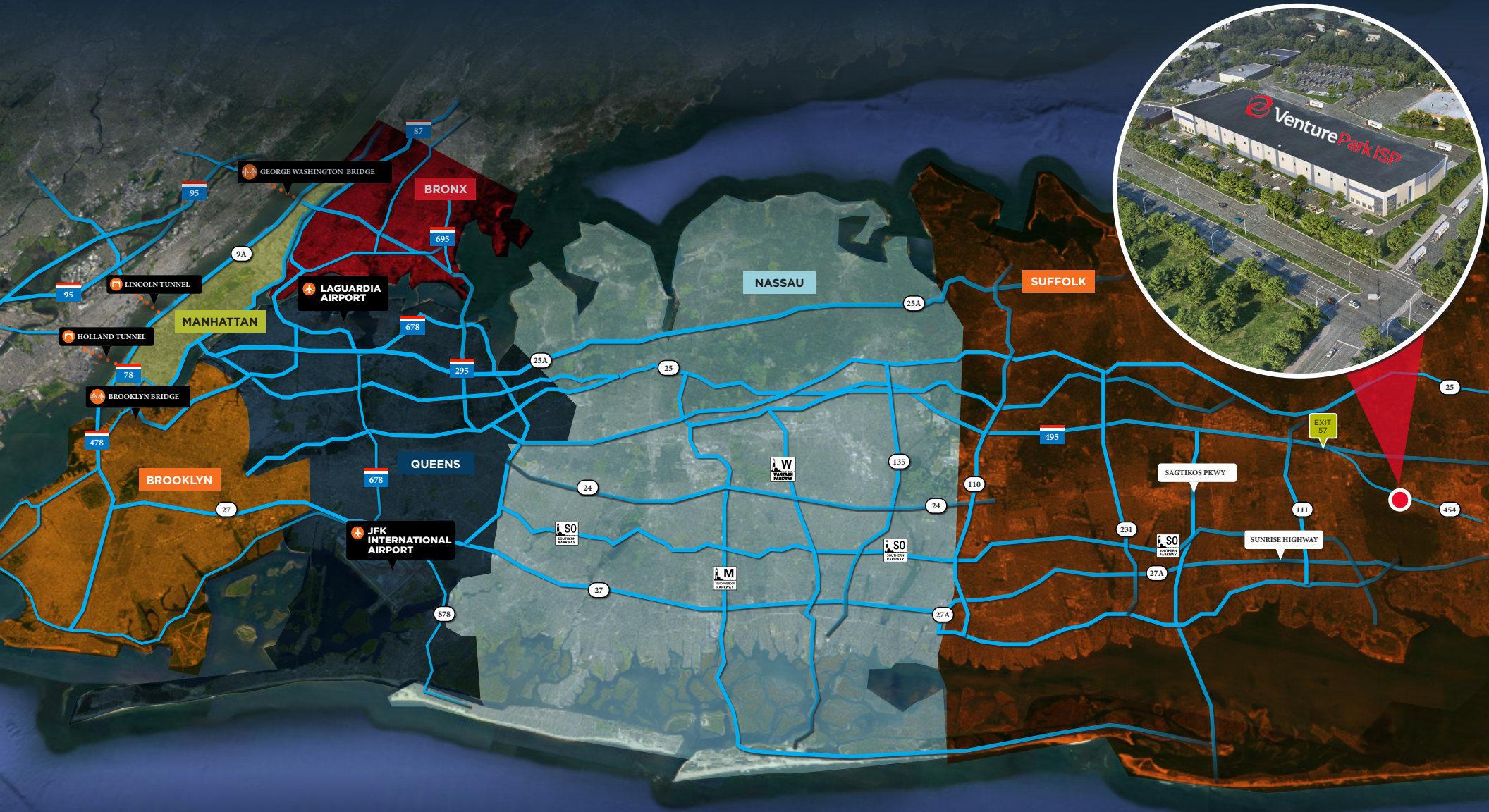
FedEx

FERGUSON

27

27





NASSAU COUNTY | 16 MILES

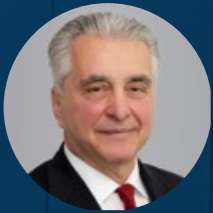


HAMPTONS | 27 MILES



NYC | 34 MILES

FOR LEASING INFORMATION, PLEASE CONTACT:



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