

FOR SALE

EXPRESSWAY TO HOFFMAN HAUPPAUGE INDUSTRIAL PORTFOLIO



±130,269 SF SINGLE-TENANT INDUSTRIAL PORTFOLIO | NET-LEASED TO OLDCASTLE BUILDINGENVELOPE

HEAVY POWER • SOLAR-EQUIPPED • HAUPPAUGE INDUSTRIAL PARK • DIRECT I-495 ACCESS



LONG ISLAND
INVESTMENT SALES TEAM



L.I. INDUSTRIAL
ADVISORY TEAM



2 HOFFMAN AVENUE



895 MOTOR PARKWAY



1750 EXPRESS DR S

THE OFFERING | Asking Price: Ownership Requests Offers

Cushman & Wakefield is pleased to exclusively present the **Hauppauge Industrial Portfolio**, a **single-tenant, net-leased industrial campus totaling ±130,269 square feet across three buildings** in the heart of the **Hauppauge Industrial Park**, one of Long Island's most established and supply-constrained industrial markets.

The portfolio is **100% leased to Oldcastle BuildingEnvelope, Inc.**, a national building products manufacturer, under a long-standing lease originally executed in 2004 and extended through **July 31, 2027**, providing durable in-place income and limited landlord responsibilities.

The campus includes **895 Motor Parkway, 2 Hoffman Avenue, and 1750 Express Drive South** and features **18'-20' clear ceiling heights**, a functional mix of **dock-high and drive-in loading**, interior cranes, heavy power, and **approximately 0.75 MW of rooftop solar (income producing)**.

With **immediate access to the Long Island Expressway (I-495)**, including a curb cut at 1750 Express Drive South, the portfolio functions as a cohesive, mission-critical industrial campus well suited for long-term institutional ownership.



INVESTMENT HIGHLIGHTS



Single-Tenant Net-Leased
Industrial Portfolio



NNN-Style Lease Structure with
Limited Landlord Responsibilities



Heavy Power, Interior Cranes &
Rooftop Solar



Prime Hauppauge Industrial Park
Location

PROPERTY SNAPSHOT

The Expressway to Hoffman Portfolio comprises a three-building, single-tenant industrial campus totaling ±130,269 square feet on ±6.73 acres. The property features 18'-20' clear ceiling heights, multiple dock-high and drive-in loading positions, and direct access from Motor Parkway, Hoffman Avenue, and I-495, enabling efficient truck circulation and campus-style operations.



ADDRESS

2 Hoffman Avenue, 895
Motor Parkway (**Site 1**) &
1750 Express Drive S (**Site 2**)
Hauppauge, NY



MUNICIPALITY

Town of Islip
(Suffolk County)



ZONING

Industrial 1
District (I-1)



LOT SIZE

**895 Motor Pkwy & 2 Hoffman
Avenue:** ±4.57 acres
1750 Express Drive S: ±2.16 acres
Total: ±6.73 acres



BUILDING SIZE

895 Motor Parkway: ±66,328 SF
2 Hoffman Avenue: ±27,900 SF
1750 Express Drive S: ±36,041 SF
Total: ±130,269 SF



CEILING HEIGHTS

895 Motor Parkway: 18' Clear
2 Hoffman Avenue: 19' Clear
1750 Express Drive S: 20' Clear



LOADING

895 Motor Parkway:
2 Docks / 6 Drive-Ins
2 Hoffman Avenue:
1 Dock / 3 Drive-Ins
1750 Express Drive S:
6 Drive-Ins



POWER

895 Motor Parkway:
(2) 2,500 amps @ 480 volts
2 Hoffman Avenue:
1,600 amps @ 480 volts
1750 Express Drive S:
2500 Amps @ 480V



INTERIOR CRANES

895 Motor Parkway:
(3) Five-Ton Cranes
2 Hoffman Avenue:
(1) Crane
1750 Express Drive S:
(3) One-Ton Cranes and
(1) Five-Ton Crane



SOLAR PANEL CAPACITY

895 Motor Parkway: .5 MW
1750 Express Drive S: .25 MW



PARKING

±155 Surface Spaces
(±140 Car Spaces, ±15 Truck Spaces)
Opportunity for additional parking
through reconfiguration



REAL ESTATE TAXES

\$286,225 Total
(\$2.20 / SF)



895 MOTOR PARKWAY



2 HOFFMAN AVENUE



1750 EXPRESS DR S

SITE PLAN

LONG ISLAND EXPRESSWAY (I-495)



AERIAL VIEW



895 Motor Parkway

2 Hoffman Avenue

Hoffman Ave

Motor Parkway

1750 Express Drive S

AERIAL VIEW

495

495

Long Island Expressway (I-495)



Direct Long Island Expressway Exposure & Access

The portfolio benefits from immediate access to the Long Island Expressway (I-495), including a **direct curb cut at 1750 Express Drive South**, providing efficient regional connectivity across Long Island and into the greater New York metropolitan area.

1750 Express Drive S

2 Hoffman Avenue

895 Motor Parkway

The **Long Island Innovation Park at Hauppauge** is the second-largest industrial park in the nation, behind Silicon Valley. It offers access to a highly skilled workforce, a \$13 billion local economy, business-friendly infrastructure, strong public-sector support, and partnerships with leading universities.

LOCAL AREA MAP



LOCATION OVERVIEW

HAUPPAUGE, NY

Hauppauge draws from one of the deepest and most skilled labor pools on Long Island, with strong regional demographics, high-quality schools, and proximity to surrounding residential communities including Smithtown, Commack, Islandia, and Ronkonkoma. Businesses in the park benefit from pro-business local governance, utility infrastructure, and county IDA incentives, making it a long-established hub for corporate users, industrial operators, and expanding logistics tenants. The property is located in the heart of the Hauppauge Industrial Park, the second-largest suburban industrial park in the United States with over 11 million square feet of industrial and office space and more than 1,300 businesses employing 55,000+ people.

LONG ISLAND, NY

Long Island is the largest island in the United States, extending from the opening of the Hudson River in the west to Montauk in the east. It is separated from the mainland by the Long Island Sound on the north shore, East River to the west and its south shore is the Atlantic Ocean. The island contains four counties: Queens and Kings (Brooklyn) are the western-most counties, while Nassau County lays to their east and then Suffolk County stretches the remainder of the island. Long Island is also one of the most populous regions in the United States with 7.7 million residents, approximately 5,600 people per square mile.

While Long Island's economy was originally built on the defense industry, it has used its roots in manufacturing and technology innovation to successfully transition to an economy where the medically high-tech and bio-tech startup industries now have the largest impact on the island.

With the dramatic increase in Manhattan residential rents, nearby Long Island provides not only value-focused rents, but also abundant medical facilities, excellent public-school systems, award winning golf courses and country clubs, premier transportation infrastructure, and an overall improved quality of life, creating one of the most attractive and desirable areas in which to live, work and play.



LOCAL DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Hauppauge	Suffolk County
2025 Population	11,100	19,477	263,736	20,089	1,525,920
2025 Households	2,406	31,090	77,318	7,266	522,376
% Renter Occupied	22%	26%	20%	17%	19%
Income					
Average Household Income	\$142,271	\$146,009	\$160,652	\$178,268	\$163,817
\$75,000 +	72%	71%	74%	78%	72%
Employment					
White Collar	46%	50%	59%	80%	66%
Blue Collar	29%	27%	22%	10%	18%
Education					
Bachelor's Degree or Higher	25%	26%	34%	49%	23%

FOR SALE

EXPRESSWAY TO HOFFMAN HAUPPAUGE INDUSTRIAL PORTFOLIO

895 MOTOR PARKWAY • 2 HOFFMAN AVENUE • 1750 EXPRESS DR S | HAUPPAUGE, NY



For more information, please contact:

EXCLUSIVE BROKERS

Daniel Abbondandolo
Executive Director
+1 631 425 1232
dan.abb@cushwake.com

Nick Gallipoli
Managing Director
+1 631 926 2868
nickg@cushwake.com

Victor Little
Senior Associate
+1 631 425 1239
victor.little@cushwake.com

LEASING SUPPORT

Joegy Raju
Director
+1 631 425 1216
joegy.raju@cushwake.com

John Giannuzzi
Director
+1 631 425 1228
john.giannuzzi@cushwake.com

FINANCING CONTACTS

Brad Domenico
Vice Chair
+1 732 452 6167
brad.domenico@cushwake.com

Brian Anderson
Executive Managing Director
+1 732 616 0908
brian.anderson@cushwake.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

