

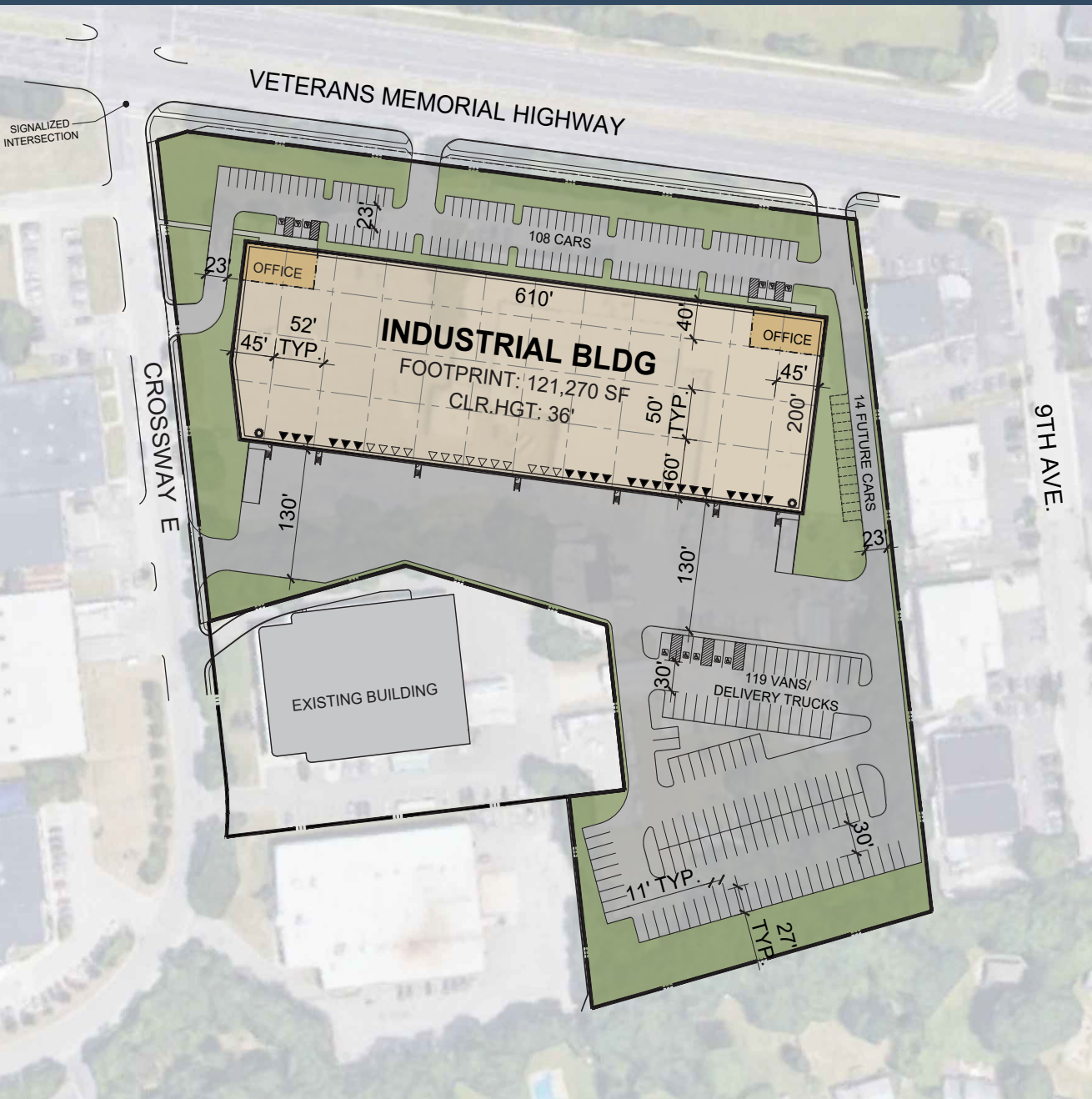


# VenturePark ISP

2950 VETERANS MEMORIAL HIGHWAY, BOHEMIA, NEW YORK | [WWW.VENTUREPARKISP.COM](http://WWW.VENTUREPARKISP.COM)

121,270 SF LONG ISLAND INDUSTRIAL LOGISTICS CENTER WITH 10-YEAR PILOT FOR LEASE | AVAILABLE Q3 2023





## HIGHLIGHTS

<b>ADDRESS</b>	2950 Veterans Memorial Highway Bohemia, NY 11716
<b>DELIVERY</b>	Q3 2023
<b>SQUARE FOOTAGE</b>	121,270 SF
<b>PILOT (IDA)</b>	10 Year PILOT 50% RE Tax Abatement
<b>OFFICE SQUARE FEET</b>	To Suit
<b>PLOT SIZE</b>	9.70 Acres
<b>CLEAR CEILING HEIGHTS</b>	36' Clear
<b>DOCKS</b>	21 Loading Docks (Expandable to 35)
<b>DRIVE-INS</b>	2 Drive-Ins
<b>COLUMN SPACING</b>	50' x 52' with 60' Speed Bays
<b>PARKING</b>	108 Cars (Expandable to 122) 119 Dedicated Fleet Stalls (27' x 11' Typical)



LONG ISLAND INNOVATION PARK (HAUPPAUGE)

EXIT 54

VenturePark HAUPPAUGE

LONG ISLAND EXPRESSWAY

EXIT 57



VETERANS HIGHWAY

Raymour & Flanigan  
FURNITURE | MATTRESSES

Sysco

PHARMAPACKS  
ALL YOUR DAILY NEEDS

FedEx



LONG ISLAND  
MACARTHUR AIRPORT (ISP)

VenturePark ISP

VenturePark ISP II

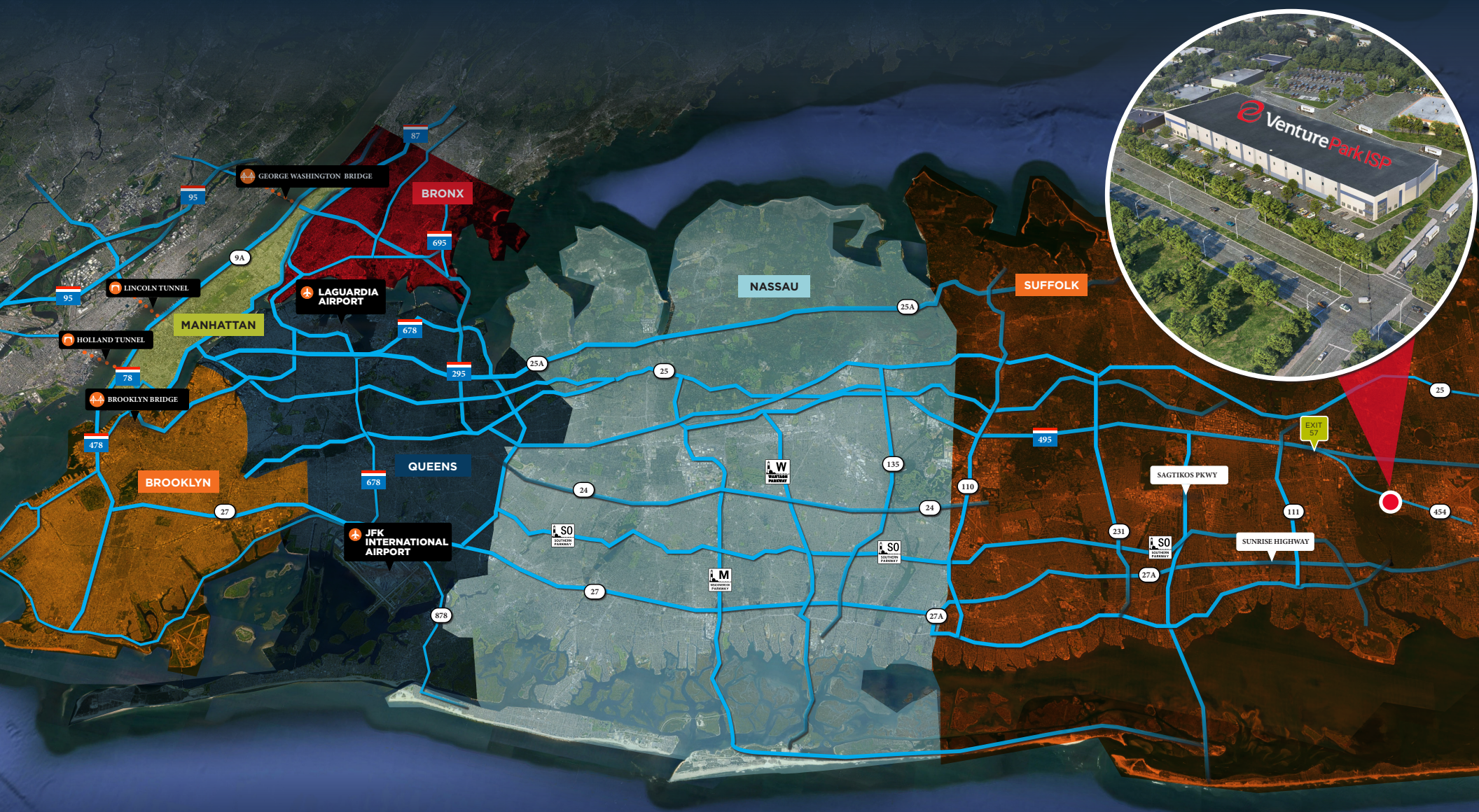
amazon

FedEx

FERGUSON

27

27



NASSAU COUNTY | 16 MILES

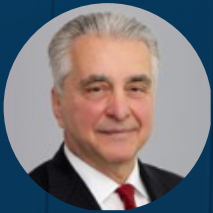


HAMPTONS | 27 MILES



NYC | 34 MILES

FOR LEASING INFORMATION, PLEASE CONTACT:



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