

MAGNITUDE

A GATEWAY TO MANHATTAN AND THE HAMPTONS
HOLBROOK, NY



Grade A Industrial Warehouse/Distribution Facility

Strategically well located last-mile logistics facility with expansion land.
± 202,000 sqft building with significant value-add opportunities.

5005 Veterans Memorial Hwy,
Holbrook, NY 11741





OVERVIEW

- 16.53 acres.
- ± 202,000 sqft existing building footprint.
- 158,947 sqft leased to Four Seasons Building Products Group.
- 38,053 sqft sub let with lease renewal opportunity in May 2024.
- 50,000 sqft new build development opportunity on stand alone development site.
- 19,200 sqft extension opportunity to existing warehouse.
- 2000 Amps, 277/488 Volts.
- 286 existing parking spaces.



SITUATION



Welcome to Holbrook

With its convenient transportation infrastructure, Holbrook provides businesses with easy access to regional and national business hubs. Located near major transportation arteries, such as the Long Island Expressway and the Long Island MacArthur Airport, Holbrook offers seamless connections for efficient commutes and logistics. This opens up opportunities for businesses to tap into a talented workforce and a diverse customer base. By leveraging Holbrook’s transportation advantages, businesses can maximize their potential for success and growth.

Surrounding Business Links



5005 Veterans Memorial Hwy, Holbrook, NY 11741



GATEWAY TO THE EAST COAST

Seamless Transport Connections

Holbrook is distinguished by its thriving transport links, offering seamless connectivity to regional and national destinations. Just 60 miles to Manhattan and a gateway to the Hamptons. The location is perfect to take advantage of the whole East coast

ROAD

Holbrook, NY, is a top investment destination, boasting an extensive road network with the Long Island Expressway (I-495) and Sunrise Highway (NY-27), ensuring quick access to commercial hubs. Veterans Memorial Highway offers businesses a prime location for success, making Holbrook, NY, a compelling investment opportunity.

RAIL

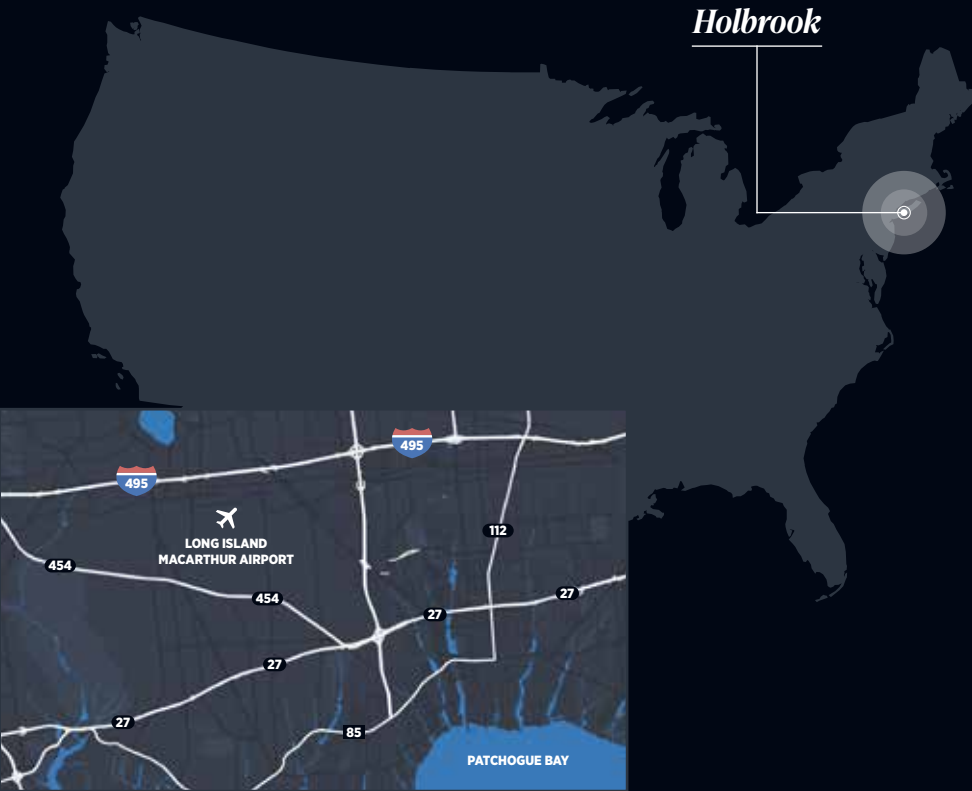
The area derives multiple benefits from Long Island’s extensive rail network, primarily operated by the Long Island Rail Road (LIRR). Residents enjoy efficient commuting options to both New York City and local destinations on Long Island, reducing congestion and environmental impact. Proximity to LIRR stations attracts businesses, stimulating economic growth.

AIR

Holbrook enjoys a close and convenient link to Long Island MacArthur Airport (ISP). Located approximately 1 mile Northwest of Holbrook, ISP serves as the town’s primary airport connection. Residents and travelers in Holbrook benefit from the airport’s proximity, providing easy access to domestic flights and air travel options.

PORTS

This area within Long Island has robust links to the nearby ports of New York and New Jersey, making it an attractive destination for businesses. Its strategic location on Long Island provides easy access to key maritime hubs, reducing shipping costs and streamlining supply chain operations. This proximity supports economic growth by attracting logistics and distribution companies and offers businesses opportunities to access global markets.



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LOCATION HIGHLIGHTS



Central Suffolk location, easily accessible to NYC Boroughs and Nassau to the west, and Suffolk and the Hamptons to the east.



2.8 miles from the Long Island Expressway Exit 61.



189,237 residents within a 5-mile radius and an AHHI of \$139,994.



1 Mile from the MacArthur Airport & 0.75 miles from Sunrise Highway.

POPULATION DENSITY / CONSUMERS

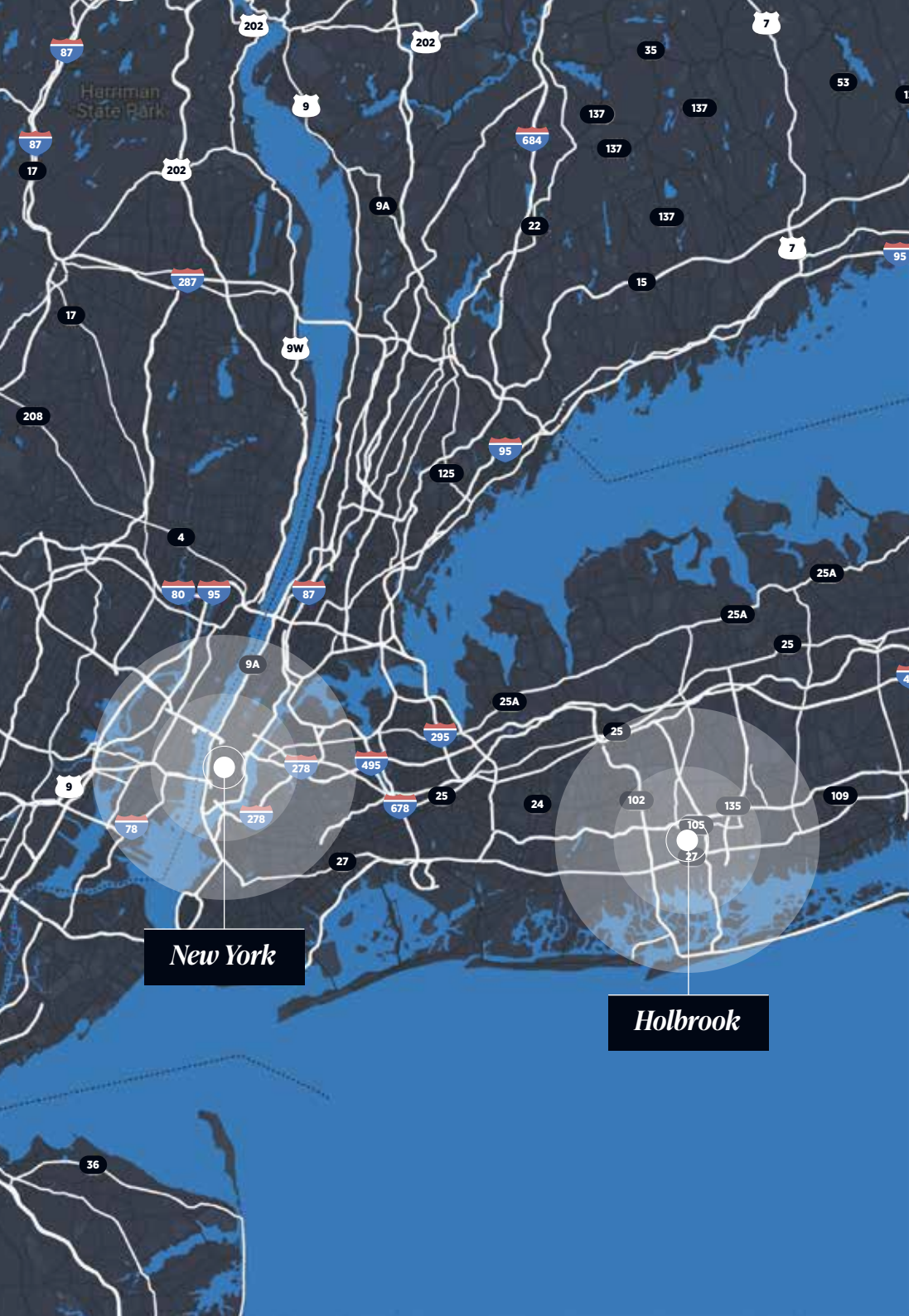
189,237
Consumers in a 5-mile radius.

2,405
Population density per sq. mile.

\$139,994
AHHI in a 5-mile radius.

DRIVE DISTANCE POPULATIONS

9,592 - 1 Mile
77,332 - 3 Miles
189,237 - 5 Miles



DESCRIPTION



An Overview of The Facility

The strategic location of the Class A building in Central Suffolk County, New York makes it an ideal choice for distribution industries. Situated near major highways and transportation hubs, this facility offers convenient access for both local and nationwide distribution. With its 202,000 square feet of warehouse space and 28,000 square feet of office space, the building provides versatile options for multiple uses. Additionally, the facility has ample power and parking facilities, ensuring efficiency and convenience for businesses. The attractive demographics of the area further add to the benefits of investing in this building, as it offers a pool of potential customers and employees. Moreover, the availability of additional property allows for future growth and expansion, making this investment a smart choice for long-term success.

± 202,000 sqft complex with
± 51,393 sqft of buildable area.



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SPECIFICATION

Interior



Two-Story Office



Ceiling Height of 23'
Under Steel



± 27,826 SF
Office Space



2000 Amps
277/488 Volts



20,000+ sq ft Warehouse
Mezzanine



Supplied with Natural Gas
by Local Utility



Fully Remodeled Common
Areas and Restrooms



Fully Remodeled Onsite
Employee Café



Fully Remodeled &
Updated Office Space



Fire Sprinkler Pump



Full Fire Sprinkler
Coverage



Large Remodeled
Showroom Space



Large Onsite Training
Facility



173,000 sq ft
Warehouse

Exterior



Fully Fenced Yard



20 Loading Docks /
3 Drive-Ins



360 Degree Access



286 Existing
Parking Spaces



New Rooftop HVAC Units



Beautifully Landscaped
Property



Cummins 800 KW Diesel
Back Up Generator



IDA Tax Abatement
Available for Qualified User



New Roof with 25 year
GAF Warranty



Overnight Parking

THE OPPORTUNITY



Industrial Investment w/ Value-Add Opportunity

Total Building Size	± 202,000 sqft
Plot	± 16.53 Acres
Office	± 27,826 sqft (Two-Stories)
Ceiling Height	23' Under Steel
Loading	20 Loading Docks / 3 Drive-Ins
Power	2000 Amps (277/488 Volts)
Parking	286 Spaces (Existing)
RE Taxes	\$492,500 / \$2.50 psqft

Sale Leaseback Highlights

Current Tenant	Four Seasons Sunrooms & Windows
Sqft Leaseback	± 158,947 Total sqft ± 135,720 Warehouse sqft ± 27,826 Showroom / Office sqft
Lease Price	TBC
Term	10-15 Years
Escalations	TBC

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Value-Add Opportunity

SQFT Available	± 38,053 Total sqft
Loading	4 Loading Docks / 1 Drive-In
FMV Rental Rate	TBC
Comments	Existing Tenants Lease Expires May 2024
Value-Add	Excess Land allows for potential to expand parking for additional income or future opportunity to offer Tenant(s) significant parking Building offers flexibility - Potential for One (1) to Three (3) Tenants

Extension Opportunity

SQFT Available	± 35,989 Total sqft
Loading	4 Loading Docks / 1 Drive-In
FMV Rental Rate	TBC
Comments	Proposed drawings would provide both office space and additional warehousing

New-Build Opportunity

SQFT Available	± 46,567 Total sqft
FMV Rental Rate	TBC
Comments	Can be purposed as seen fit by purchaser, office space or warehousing are options.

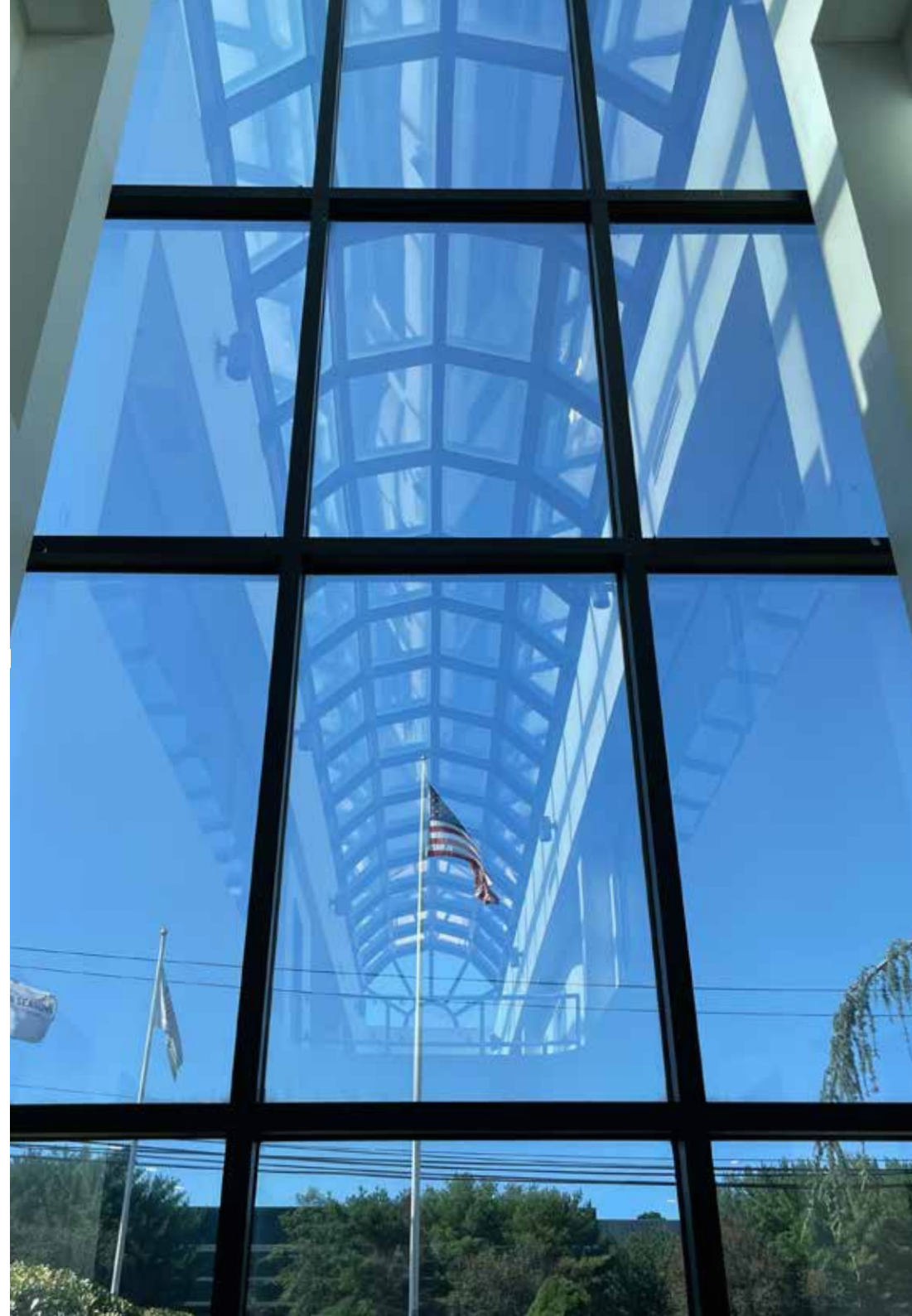


Four Seasons
Loading Docks & Truck Court

5005 Veterans Memorial Hwy, Holbrook, NY 11741



38,000 sqft Warehouse
Loading Docks & Truck Court



SITE PLAN

Futureproof

The Prime Property offers immense potential for future development. With over 50,000 sqft of buildable area, there is ample space to create separate or similar use purposes. Furthermore, the existing warehouse and office spaces can be demised and developed to accommodate a range of mixed use activities. The property’s strategic location adds to its appeal, making it suitable for a variety of end uses. Take advantage of this remarkable opportunity to unlock the full potential of this prime property and maximize its attractiveness and versatility.

Warehouse Area 1 +/- 63,150 sq ft
→ (WH1)

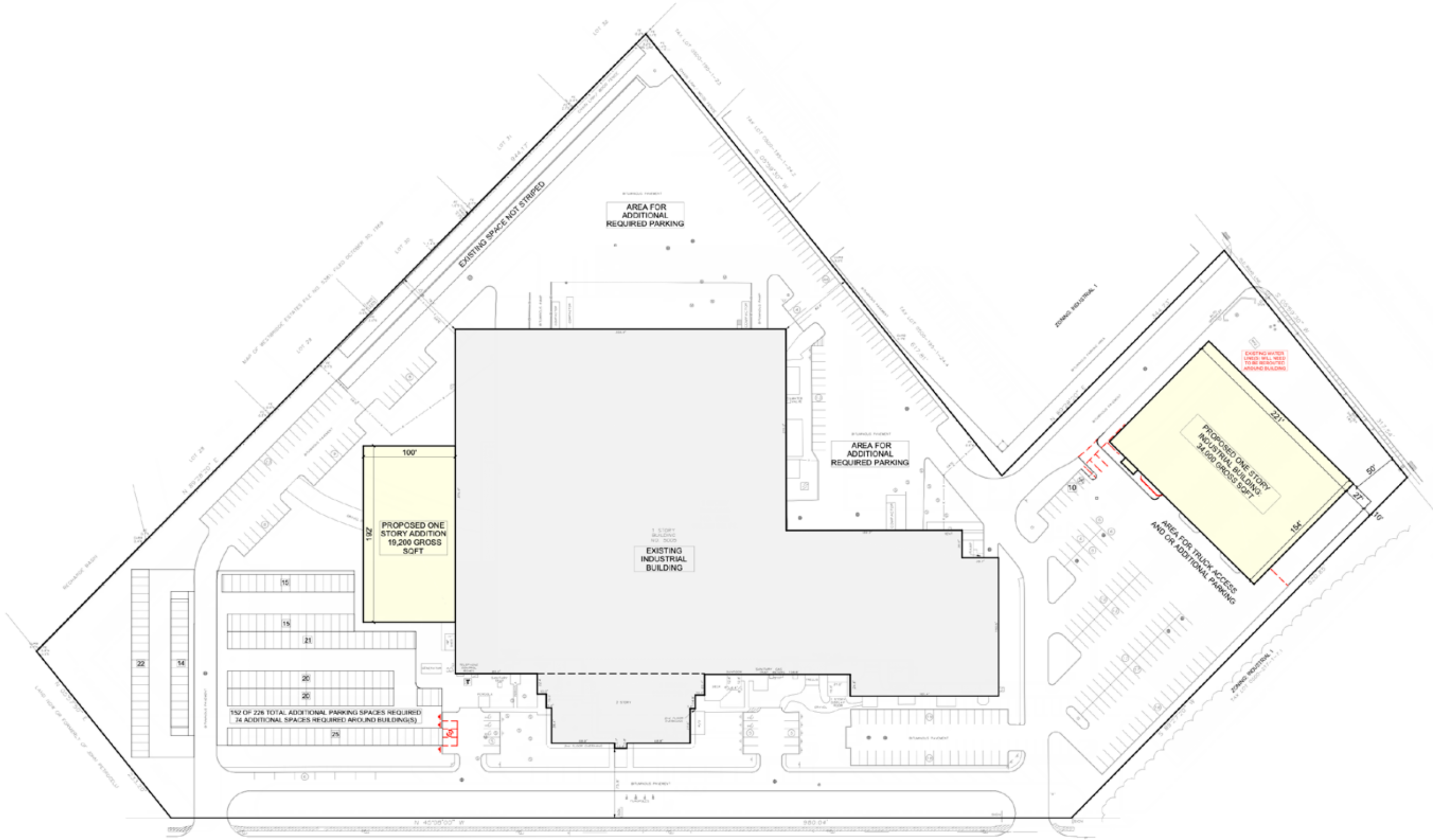
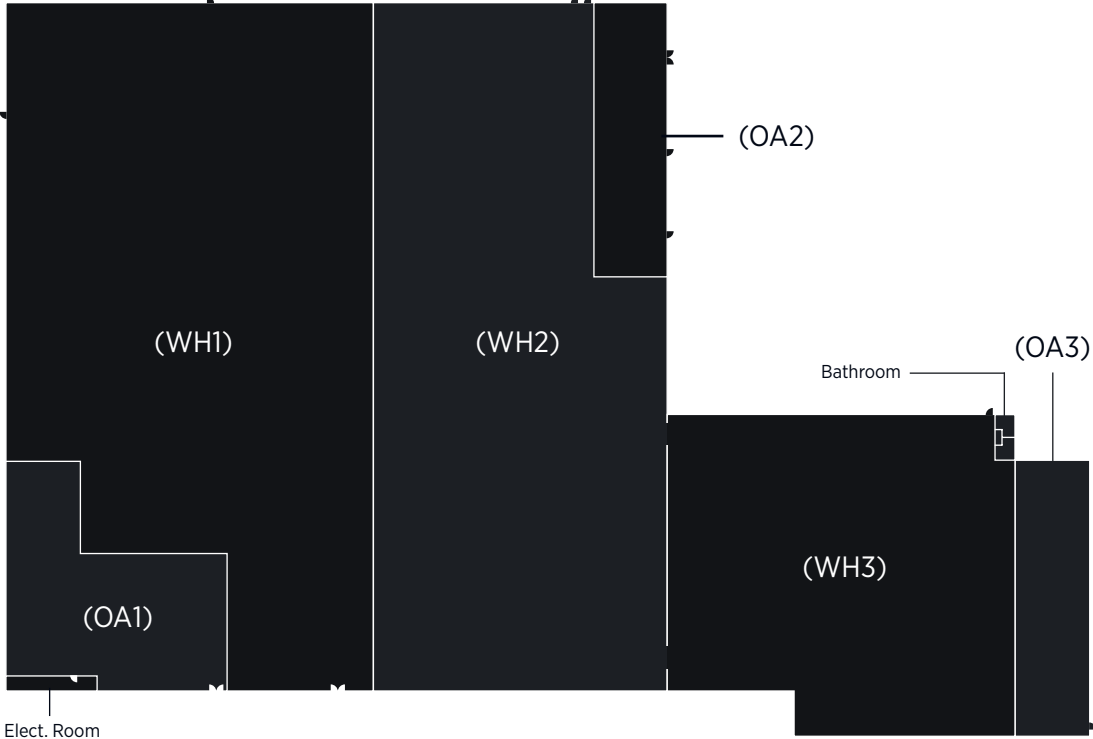
Warehouse Area 2 +/- 54,310 sq ft
→ (WH2)

Warehouse Area 3 +/- 32,010 sq ft
→ (WH3)

Office Area 1 +/- 11,400 sq ft
→ (OA1)

Office Area 2 +/- 6,350 sq ft
→ (OA2)

Office Area 3 +/- 5,983 sq ft
→ (OA3)



FURTHER INFORMATION

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