

# VenturePark ISP



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

DIVISIONS AVAILABLE

121,270 SF INDUSTRIAL LOGISTICS CENTER WITH 10-YEAR PILOT FOR LEASE | IMMEDIATE OCCUPANCY





# 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**

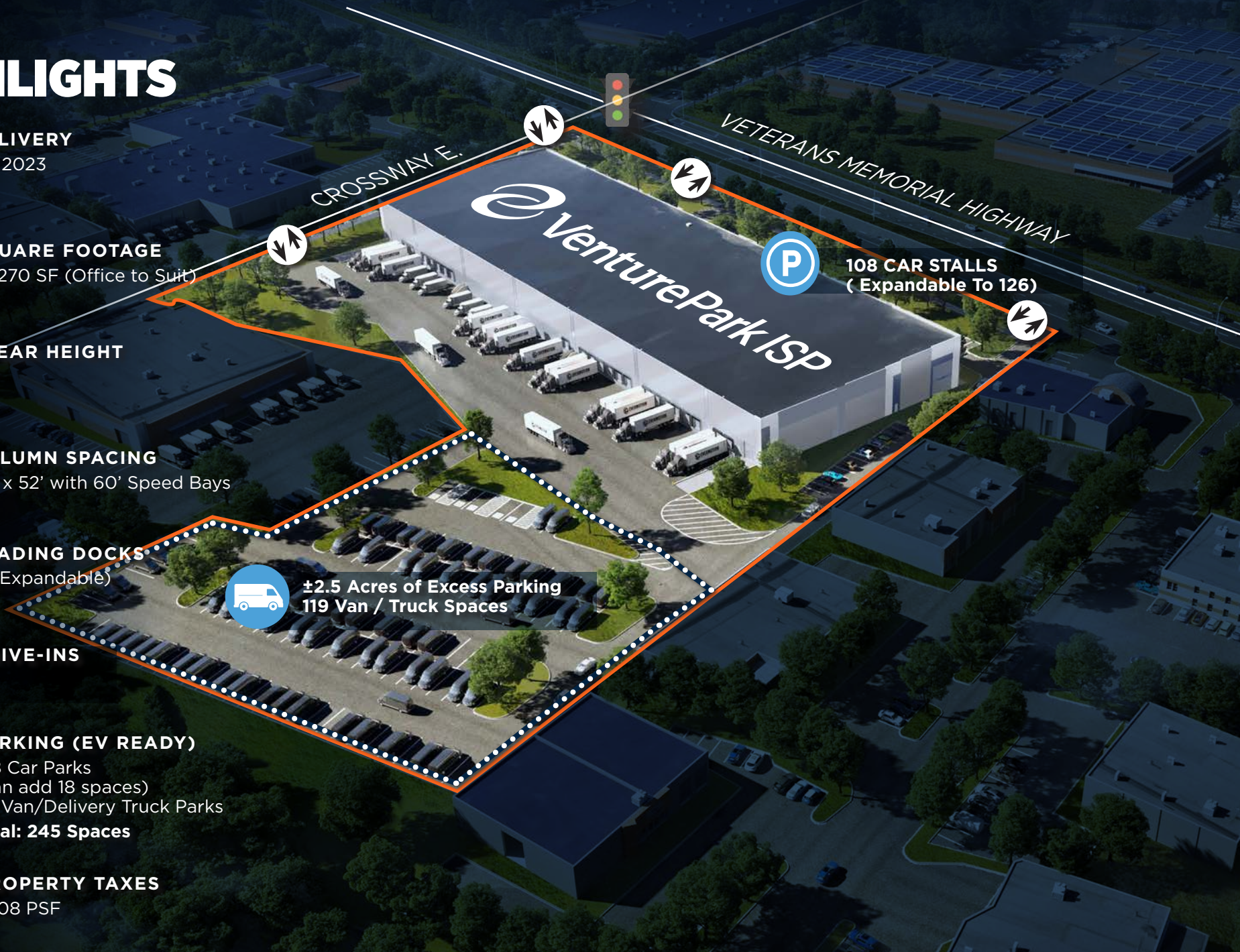
2

**PARKING (EV READY)**

108 Car Parks  
(Can add 18 spaces)  
119 Van/Delivery Truck Parks

**Total: 245 Spaces****PROPERTY TAXES**

\$1.08 PSF

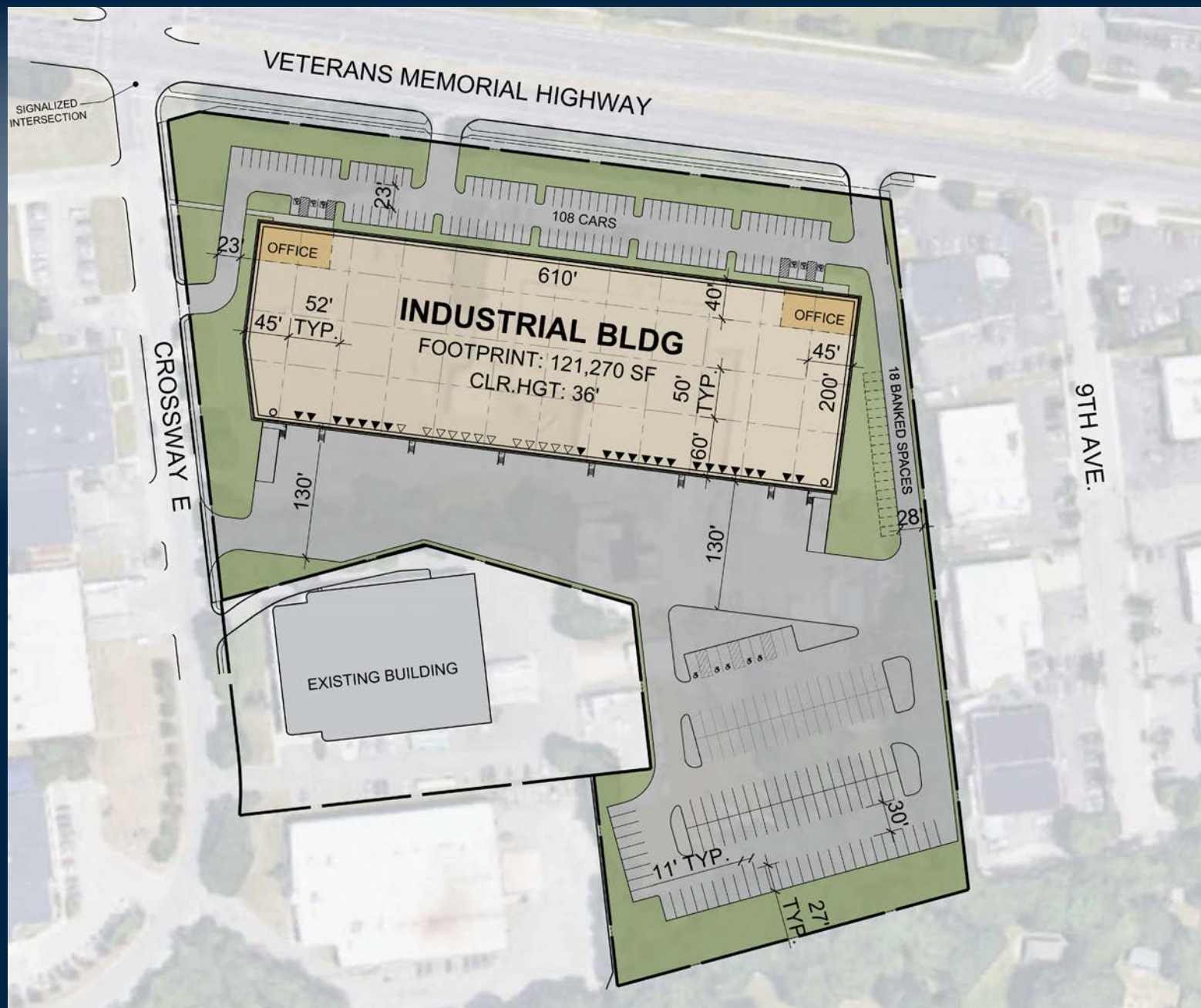




# SAMPLE DIVISIONS















**NASSAU COUNTY | 16 MILES**



**HAMPTONS | 27 MILES**



**NYC | 34 MILES**



## FOR LEASING INFORMATION, PLEASE CONTACT:



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