

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 | 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**

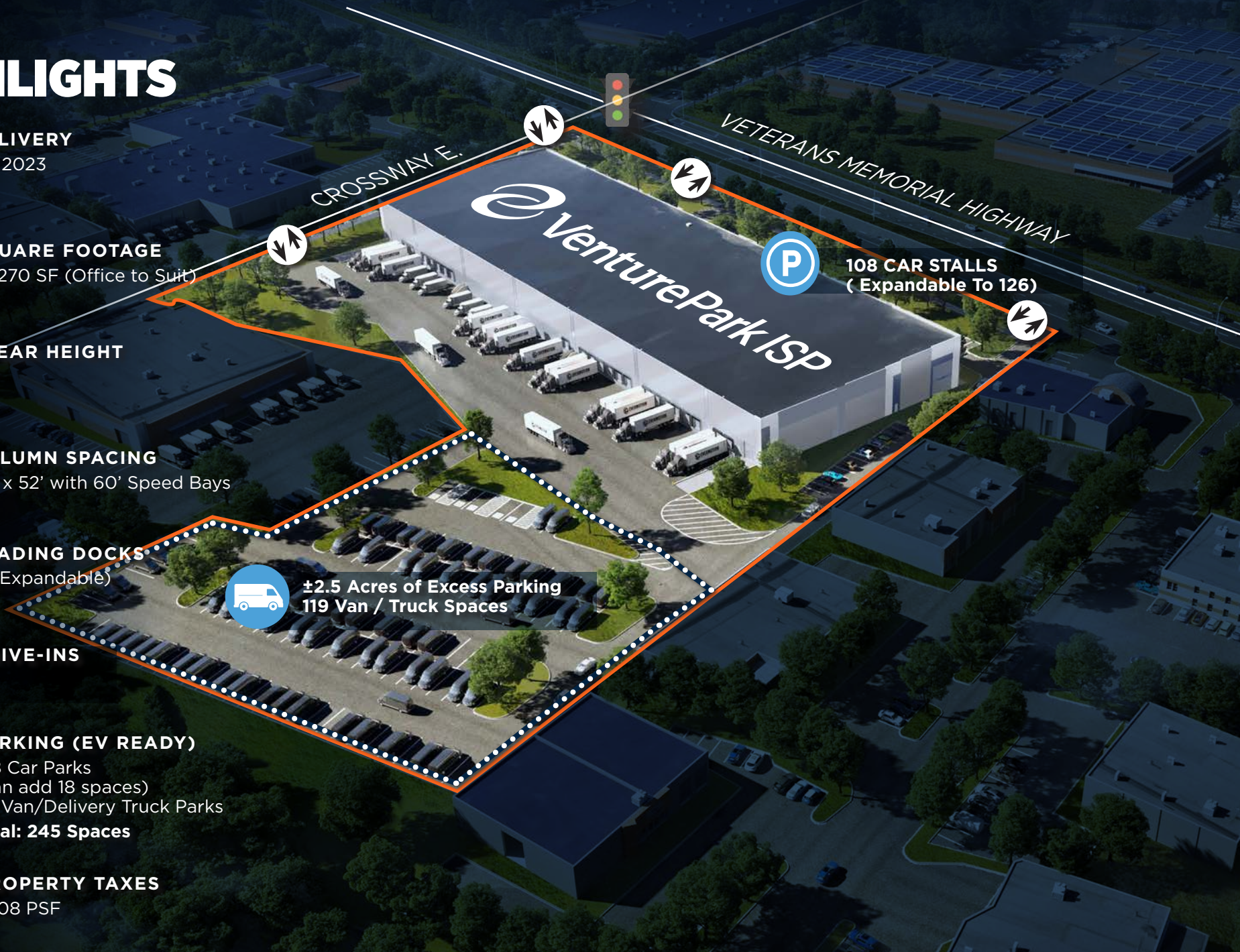
2

**PARKING (EV READY)**

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

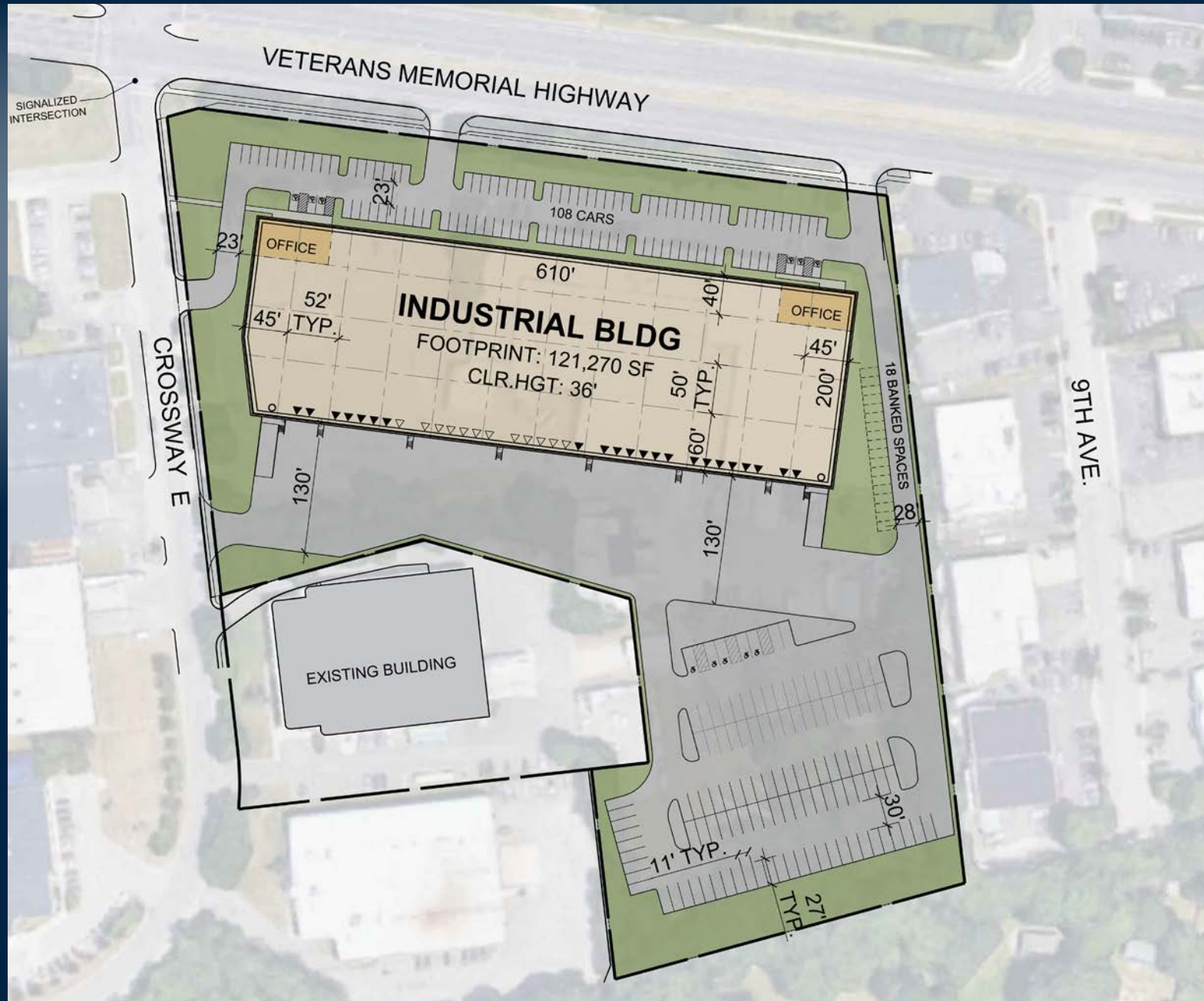
Total: 245 Spaces**PROPERTY TAXES**

\$1.08 PSF



SAMPLE DIVISIONS









NYC | 34 MILES

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