FOR SALE: Two (2) Approved Industrial Development Site

Lot A: Approved 20,000 SF w/ Industrial Outdoor Storage

Lot B: Approved Industrial Outdoor Yard

Waverly Avenue, Holtsville New York

Total +/- 4.09 Acres Lot A: +/-2.10 Acres Lot B: +/-1.99 Acres – Can be Purchased Separately

CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

NICK GALLIPOLI
(t) +1 631 926 2868
nicholas.gallipoli@cushwake.com

AUSTIN FITZPATRICK
(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

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Executive Summary:

Cushman & Wakefield's Long Island Industrial Advisory Team is pleased to present Waverly Avenue, Holtsville, NY a rare, shovel-ready industrial development site totaling +/-4.09 acres within the established Holtsville Corporate Planned Industrial Park. Zoned Light Industrial (I-1) by the Town of Brookhaven, the site carries full Site Plan Approval and has been cleared and graded, delivering immediate development readiness that eliminates the standard 24+ month entitlement timeline.

Lot A and Lot B may be acquired separately or combined. This structure broadens the buyer pool to include owner-users, IOS operators, fleet users, building supply and contractors etc. Both lots share direct accessibility to the Long Island Expressway (I-495) and Sunrise Highway (SR-27), positioning the site for last-mile distribution, fleet operations, contractor staging, and light industrial uses across the central Suffolk County market.

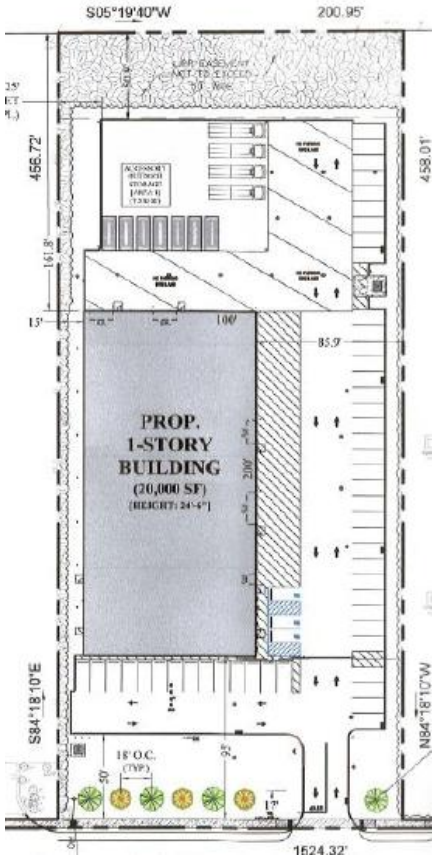
- Shovel-Ready Asset — Site Plan Approval in hand; site has been cleared, graded, and is ready for immediate construction commencement.

- Flexible Deal Structure — Lot A (+/-2.10 AC) and Lot B (+/-1.99 AC) are available for separate acquisition or as a combined +/-4.09 -acre portfolio purchase.

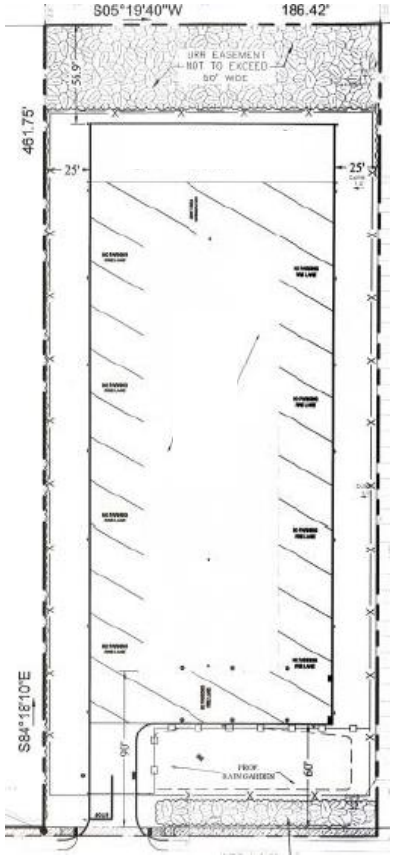
Ideal Uses:

- Construction & Contracting
- Fleet & Transportation
- Building Supply & Distribution
- Utility & Infrastructure
- Environmental & Sanitation
- Auto, & Equipment Dealers
- Government & Municipal Contractors

Lot A



Lot B



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FOR SALE | Waverly Avenue, Holtsville New York
Lot A | +/-2.10 Acres

Specifications

Lot A:	
Total Site Area:	+/- 2.10 Acres
Approved Building: (Site Plan Approval)	20,000 SF Ceiling Height: 24'6'' Drive-Ins: (5) **Approved Site Plan and Architectural Available Upon Request.**
Zoning / Approvals:	Industrial-1 (Town of Brookhaven) 85-565 – Outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use (7,350 SF Outdoor Storage Area, Container and Truck Storage.

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nicholas.gallipoli@cushwake.com

AUSTIN FITZPATRICK
(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

FOR SALE | Waverly Avenue, Holtsville New York
Lot B | +/-1.99 Acres

Specifications

LOT B:

Total Site Area:	+/-1.99 Acres
Approved Industrial Outdoor Storage Site:	B 85-565 (D) Outdoor storage as an accessory use a permitted principal use. **Approved Site Plan Available Upon Request.**
Comments:	• Outdoor Storage Area: TOB §85-565(D) (outdoor storage as accessory use to permitted principal use). • No building required — day-one operational as a yard/IOS facility. • All utilities available at site. • Ideal for fleet parking, contractor equipment staging, materials storage, and ground-level logistics operations.

Lot B is designed to serve the rapidly growing demand for permitted industrial outdoor storage, one of the most sought-after and scarce property types on Long Island. With approved outdoor storage area and no building required, this lot presents an immediate income-generating opportunity for IOS operators, fleet managers, and contractor staging users.

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(t) +1 631 926 2868
nicholas.gallipoli@cushwake.com

AUSTIN FITZPATRICK
(t) +1 631 655 2789
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+/- 4.09 Acres Total

Industrial Space for Sale

CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

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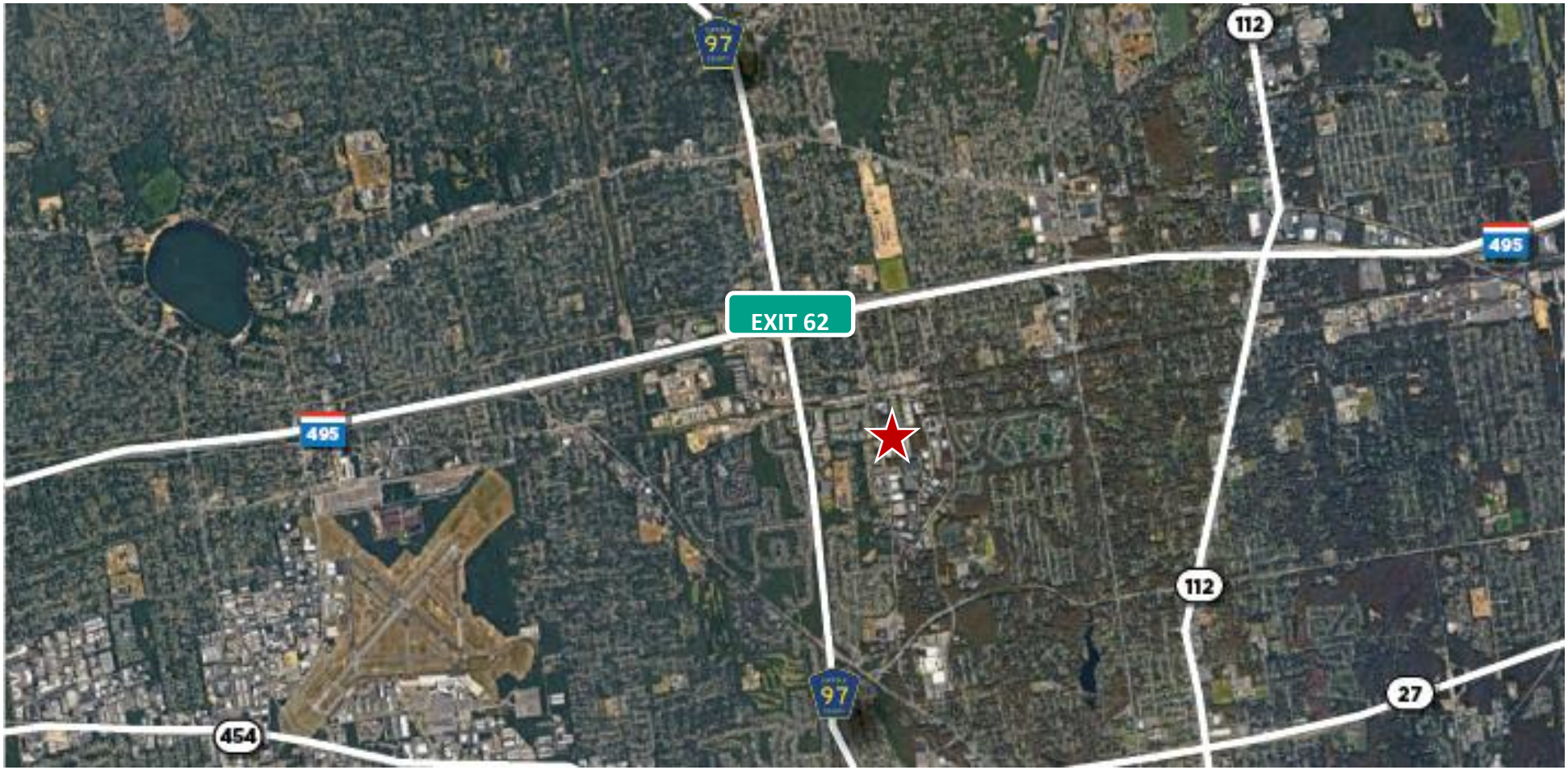
AUSTIN FITZPATRICK
(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

+/- 4.09 Acres Total
Industrial Space for Sale



FRANK FRIZALONE
(t) +1 631 425 1242
frank.frizalone@cushwake.com

NICK GALLIPOLI
(t) +1 631 926 2868
nicholas.gallipoli@cushwake.com

THOMAS DELUCA
(t) +1 631 425 1237
thomas.deluca@cushwake.com

JOHN GIANNUZZI
(t) +1 631 425 1228
john.giannuzzi@cushwake.com

AUSTIN FITZPATRICK
(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

DAVID FRATTAROLI
(t) +1 516 859 6396
david.frattaroli@cushwake.com

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