



## **Bristol Group nearing completion of 178,134 s/f speculative warehouse within the Long Island Innovation Park at Hauppauge**

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Bristol Logistics Center, 49 Mall Drive - Commack, NY

Commack, NY Bristol Group, Inc. said that the construction of its 178,134 s/f speculative warehouse development located at 49 Mall Dr. is nearing completion.

The 10.75-acre property is located within the Long Island Innovation Park at Hauppauge and is less than one mile from Long Island Expwy. (I-495) and a half a mile from the Northern State Pkwy. The location will provide future tenants with direct access to the nearly eight million people in Brooklyn,

Queens, Nassau County and Suffolk County, as well as access to the greater New York metropolitan region.

Construction of the project is currently on track for completion this month. The fully-secured logistics facility features a 36-foot clear height in the warehouse, 31 dock-high loading doors, two 12-foot wide drive-in loading ramps, as well as 205 employee parking stalls and 16 trailer parking stalls. There is also expansion space to add additional car or truck parking stalls, if desired. The office space in the building will be built-to-suit to meet all future tenants' custom specifications. Bristol engaged IGC to provide general contracting services for the project.

"The town of Smithtown has been a great partner in our diligent efforts to repurpose a blighted and obsolete pharmaceutical property into a brand-new logistics facility that meets all the requirements of today's sophisticated warehouse users. This strategic area of central Long Island is highly underserved in terms of modern industrial buildings and we're very excited to deliver the first high-cube warehouse development in the highly sought-after Hauppauge area," said Dave Williams, managing director of Bristol Group, Inc., who is based in the firm's headquarters office in San Francisco. The project is being marketed for lease by the JLL Long Island industrial team of Doug Omstrom, Max Omstrom, and Tom DiMicelli.

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