



Racanelli Construction Company, Inc. completes a 121,270 s/f low-coverage facility for Venture One Real Estate in partnership with Affinius Capital

April 16, 2024 - Front Section

Bohemia, NY Racanelli Construction Company, Inc. a leading construction management, general contractor, and design/build resource for commercial, industrial, retail, medical, pre-engineered, and multi-unit residential projects, completed a 121,270 s/f a Class A warehouse facility on behalf of Venture One Real Estate, a real estate private equity fund manager, developer and operating company specializing in the industrial property sector, in partnership with Affinius Capital, an integrated institutional real estate investment firm. The project, Venture Park Islip, is located at 2950 Veterans Memorial Highway. Racanelli Construction served as General Contractor.

The facility, which sits on 9.70 acres, features 36' clear height, 52'x 50' bays, 22 loading docks, 119 dedicated fleet parking stalls, and 159 employee parking stalls. It incorporates a Thermoplastic Polyolefin (TPO) membrane roofing system with double R-30 rigid insulation. Other components of the project were sitework throughout, all new utilities, sanitary and drainage systems, parking lots and landscaping.

The facility is located less than 2.8 miles from the Long Island Expressway (I-495) and has over 700 feet of frontage on Veterans Memorial Highway for fast access to the Long Island Expressway and Sunrise Highway (Route 27), two of Long Island's primary East/West thoroughfares.

Racanelli Construction team members serving on the project were project executive Michael Racanelli, project manager Robert Germano, project supervisor Craig Lingaas and assistant project manager Tim Jones.

Serving as brokers for the property, which is ready for immediate occupancy, are Cushman & Wakefield's Thomas DeLuca, Frank Frizalone, Nick Gallipoli, and John Giannuzzi.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540