

SCIDA PROJECT ABSTRACT

MEETING DATE: November 20, 2025

CONTACT:
PHONE:

APPLICANT NAME: 350 Wireless Boulevard Realty LLC
AND ADDRESS 350 Wireless Boulevard
Hauppauge, NY 11788

PRINCIPALS: Emma Li Xu (100%)

USERS: A & Z Pharmaceutical & Aiping Pharmaceutical, Inc.

PRODUCT/SERVICES: Manufacturer of pharmaceutical products and services. The applicant will expand its operations and shift from generic, non-prescription pharmaceutical manufacturing to licensed prescription pharmaceutical product manufacturing.

PRESENT FACILITIES: Own 1 Lease 1 Sq. Ft. Own - 146,000 sq. ft. – 350 Wireless Blvd.
Lease - 30,093 sq. ft. – 180 Oser Avenue

NEW LOCATIONS/TAX MAP #: 350 Wireless Blvd., Hauppauge, NY 11788 (Tax Map #800-181-1-1.72)

PROJECT DESCRIPTION: Renovate, convert and equip a 26,041 sq. ft. of a 146,000 sq. ft. building located at 350 Wireless Blvd., Hauppauge, NY. Convert existing unused warehouse space of 26,041 sq. ft. into a production and manufacturing area to accommodate additional employees and machinery required for transition to prescription (RX) pharmaceutical operations.

AUTHORIZATION SOUGHT: **\$6,702,000 Lease Transaction**

COST RENOVATIONS TO LEASED SPACE	\$3,875,000
MANUFACTURING EQUIPMENT	2,227,000
ENGINEERING & ARCHITECTURAL FEES	250,000
LEGAL FEES	50,000
OTHER FEES/CHARGES, ETC.	300,000

TOTAL PROJECT COSTS	<u>\$6,702,000</u>
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Project is estimated to create 19 construction job.

<u>EMPLOYMENT:</u>	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT	162	\$10,774,320	\$66,508
PRESENT (Suffolk County)	162	10,774,320	66,508
PROPOSED 1ST. YR.	10	404,520	40,452
2ND. YR.	25	1,006,240	40,250
GRAND TOTAL	197	\$12,185,079	\$61,853

COMMENTS: