

**±97,558/SF Industrial Property for Sale or Lease
60 Davids Drive, Hauppauge, NY**



- ❖ Ideal Manufacturing and distribution center
- ❖ 32' and 22'6" clear ceiling height under steel (±40,243/SF at 32')
- ❖ ±26,200/SF Cold storage warehouse (combination of freezer and refrigeration)
- ❖ 7 loading docks (including compactor + 2 closed docks that can be reclaimed)
- ❖ Close proximity to the Long Island Expressway
- ❖ Food processing/pharmaceutical mfg. infrastructure including floor drains
- ❖ 2600 amps with 277/480 and 120/208 Voltage
- ❖ Connected to sewers +15,000 gallon waste water holding tank
- ❖ Close proximity to the Long Island Expwy (exit 53)
- ❖ Located in the heart of the prestigious Hauppauge Industrial Park

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Property Info

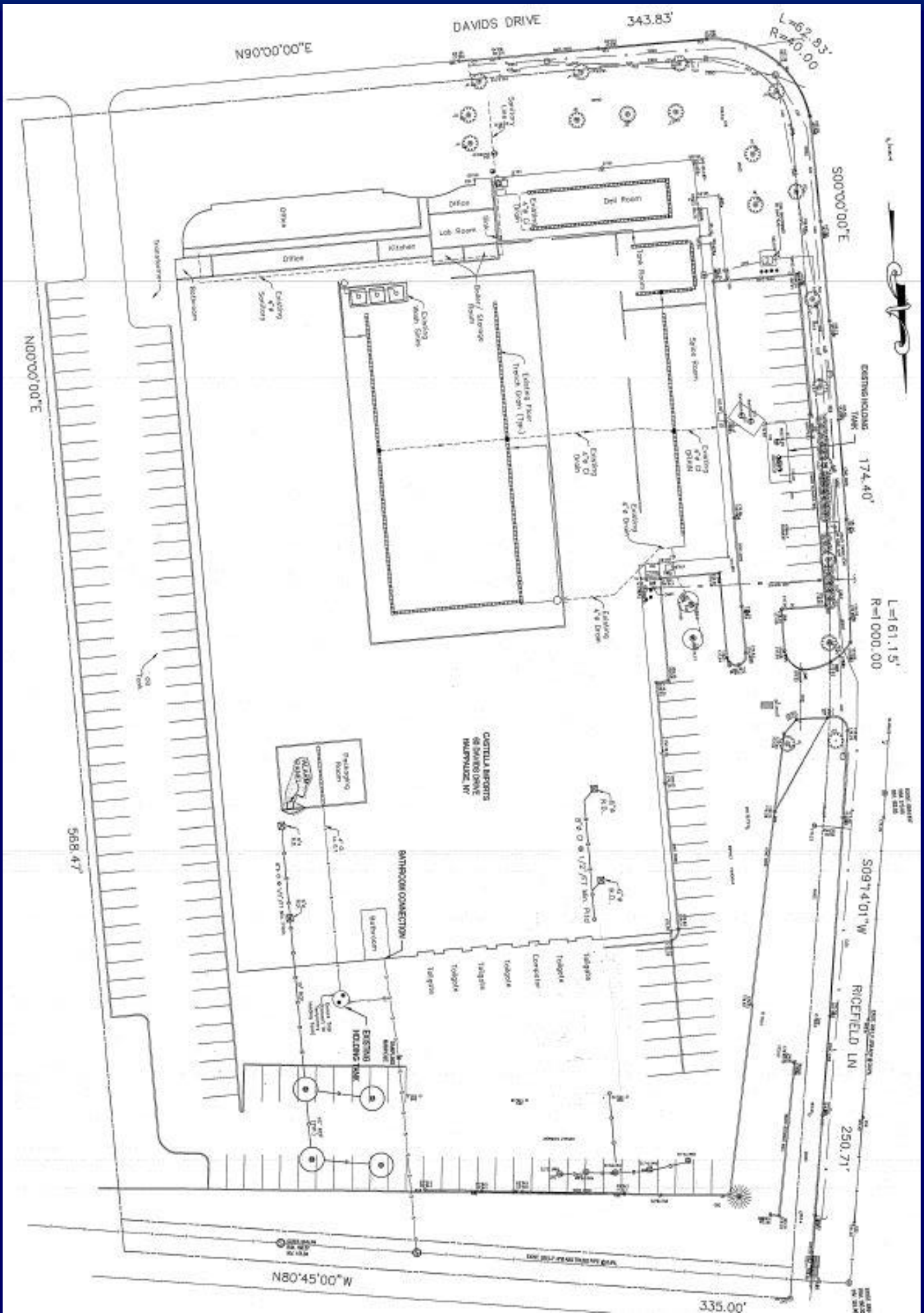
Pricing & Lease info.

Plot Size: ±5.1 acres
Office: ±6,000/SF
Ceiling Height: ±32' and 22'6" height under steel
Loading: 7 loading docks (2 add'l closed)
Power: 2,600 amps: 1400@480V,
1,200@208V
Sprinklers: Fully sprinklered w/fire pump
A/C: Partial
Heat: Gas
Column spacing: ±43' x ±25' & ±35' x ±23' (rear)
Sanitary: Public sewers
Parking: ±166 spaces
Year Built: 1982 & 1986

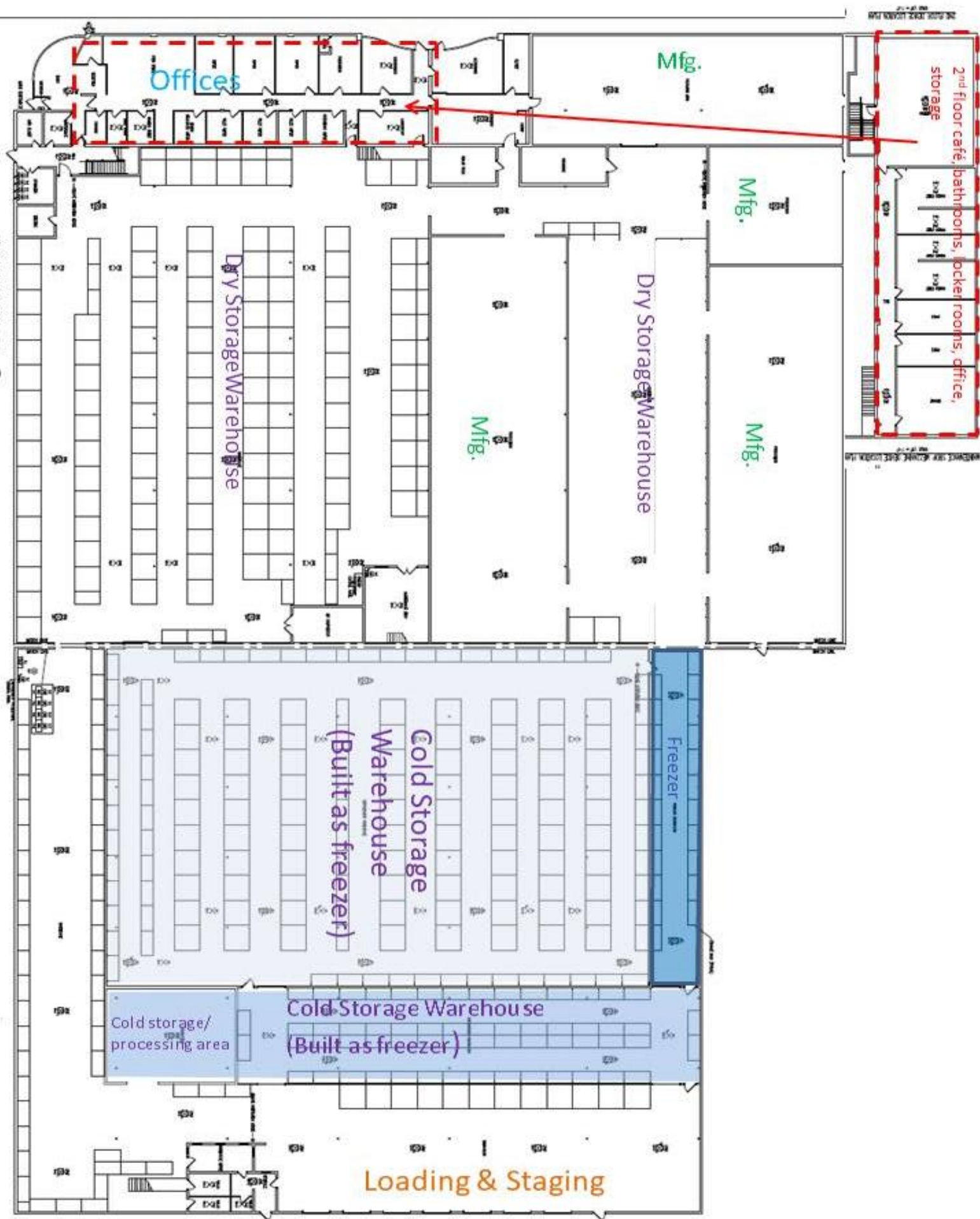
Sale price: To be determined
Rental price: To be determined
'19/'20 taxes: \$218,492.44 (\$2.24/SF unabated)
Sec. Bl. Lot 182-1-33.78
1st floor/SF ±92,711/SF
2nd floor/SF ±4,847/SF (bathrooms, café offices)
Smaller 2nd floor space areas above machine shop and warehouse bathrooms not included in square footage



Site Plan and Partial Floor Plan



Floor plan



Maps and aerial photo

