

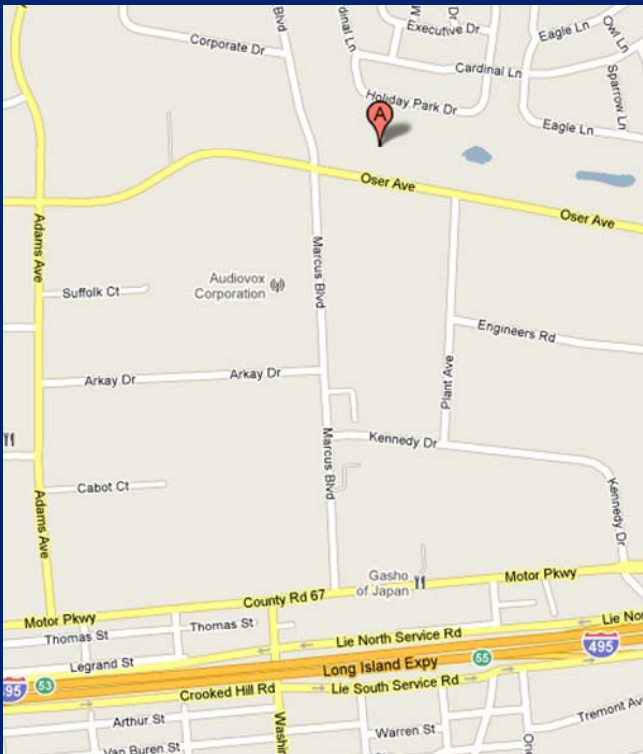


SCHACKER REALTY
www.schackerrealty.com | 631.293.3700

Industrial Building Available For Sale or Lease

110 Oser Avenue, Hauppauge, NY

56,870 sq. ft.



Building Specs:

Plot Size: 4 Acres
Office Space: 15%
Ceiling Ht: 16'
Loading: 1 Dock
 2 Drive-ins
Power: 2,000 Amps/208v
 800 Amps/440v
A/C: Full
Heat: Gas
Parking: ±157 cars
Annual Taxes: \$79,149

Sale Price: \$3,700,000
 (\$65.06/sq. ft.)

Lease Price: \$6.25/sq. ft.

(includes base year taxes)

Seller Financing Available
Roof replaced in the past year
Zoned L-1, Town of Smithtown

For more information please contact:
Schacker Real Estate Corp. 631-293-3700
 info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.



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