SCHACKER REALTY

Industrial Building Available For Lease
155 Commerce Drive, Hauppauge, NY
105,670 sq. ft.

Building Specs:

Lot Size:	7.5 Acres
Office Space:	18,615 sq. ft.
R&D Space:	± 16,000
Warehouse:	±62,000
Ceiling Ht:	±26' under steel
Column Span:	28'9" x 37' & 43'3"
Loading:	5 Docks (see notes) 1 Drive-in door
Power:	2,000 Amps 480 V.
A/C:	FULL
Heating:	Gas
Sprinklers:	Full
Sewers:	Yes
Parking:	224+ Cars

Notes:

New Roof installed in 2004

5" Floor in excellent condition

Back-up Generator

Separate rear unit – 33,170sf

Building previously had 12 docks and can accommodate 12 or more

20,000 sq. ft. finished packaging rooms with HEPA filters

2013 occupancy

Pricing & Taxes:

Sale Price:	$10,450,000 *($95/sq. ft.)*
'10-'11 Taxes:	$224,777 *($2.04/sq. ft.)*

Expansion: Proposed 52,000sf depending on office space

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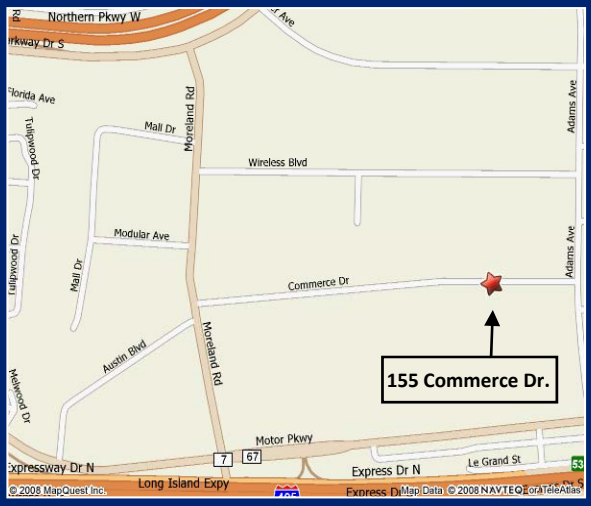

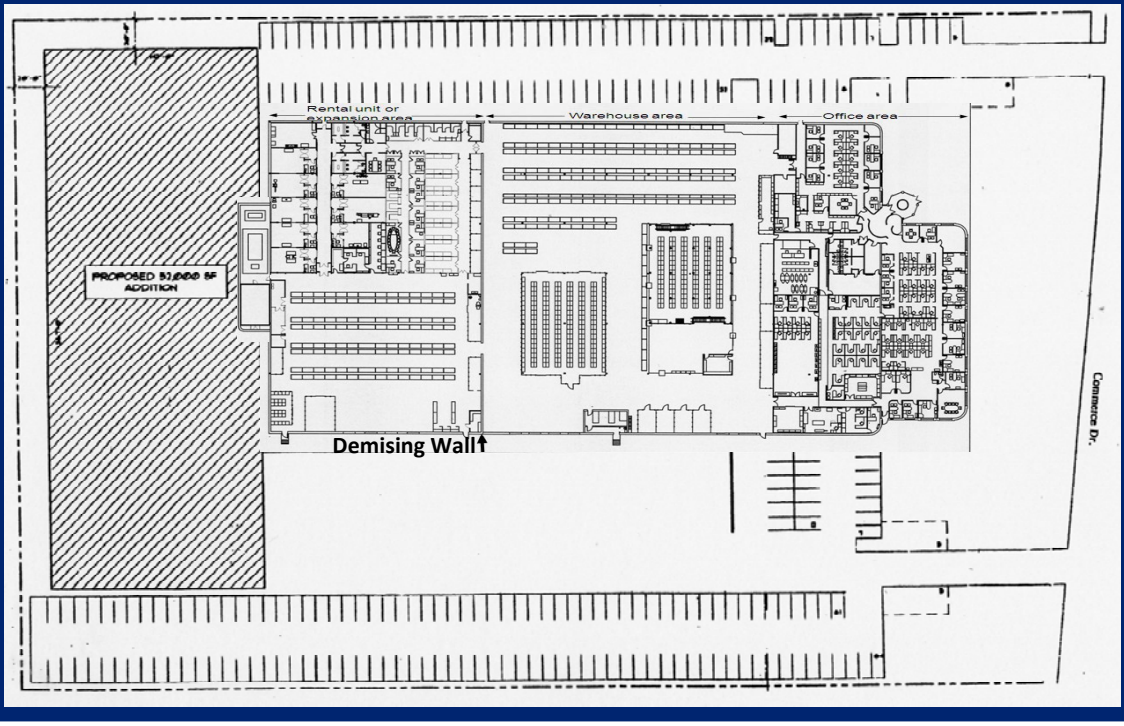

For more information please contact Schacker Realty:
631-293-3700 | info@schackerrealty.com

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