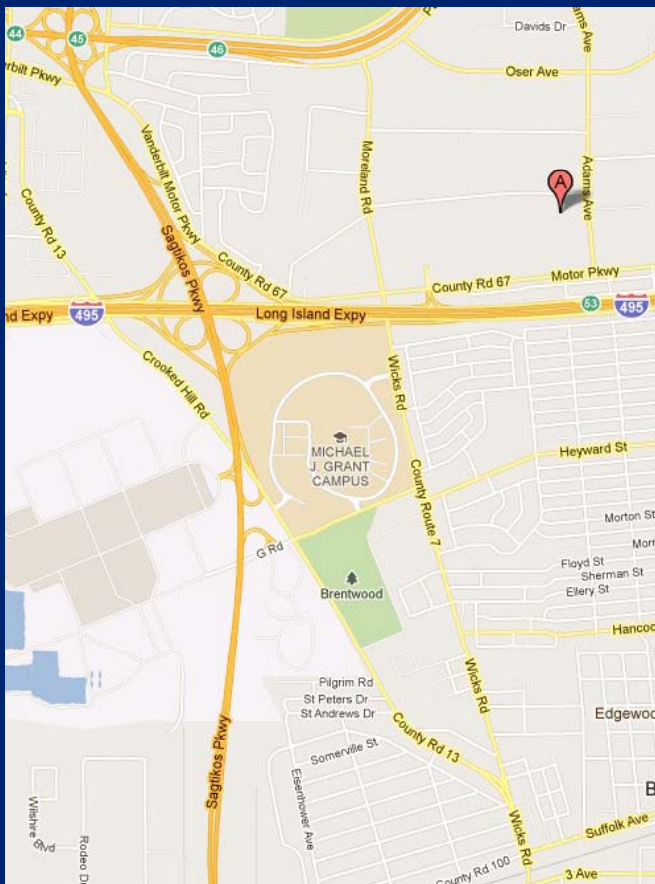


Corporate HQ Facility/Industrial Bldg Available For Sale
185 Commerce Drive, Hauppauge, NY *65,937 sq. ft.*



Land Area:	3.3Acres
Office Space:	23,850 sq. ft. on 3 floors
Lower level:	8,856 sq. ft.
Warehouse:	33,231 sq. ft.
Column Span:	60'
Ceiling Ht:	33'
Loading:	1 Loading Dock 2 Drive-in doors (12' x 14')
Power:	1,600 Amps @480 v.
Sprinklers:	Full
Sewers:	Yes
A/C:	Offices & Lower Level
Heat:	Gas
Parking:	196 stalls
Annual Taxes:	\$206,045 (\$3.12/sq. ft.)
Sale Price:	\$6,700,000 (\$101.61/sq. ft.)

*6" reinforced slab floor in warehouse
 Two 5,000 lb. capacity elevators
 Four 13.75-ton capacity cranes
 Lower level includes archival storage, lunch room, kitchen,
 locker rooms, etc.
 Floor-to-ceiling offices throughout*

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.

Corporate HQ Facility/Industrial Bldg Available For Sale
185 Commerce Drive, Hauppauge, NY *65,937 sq. ft.*



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.