

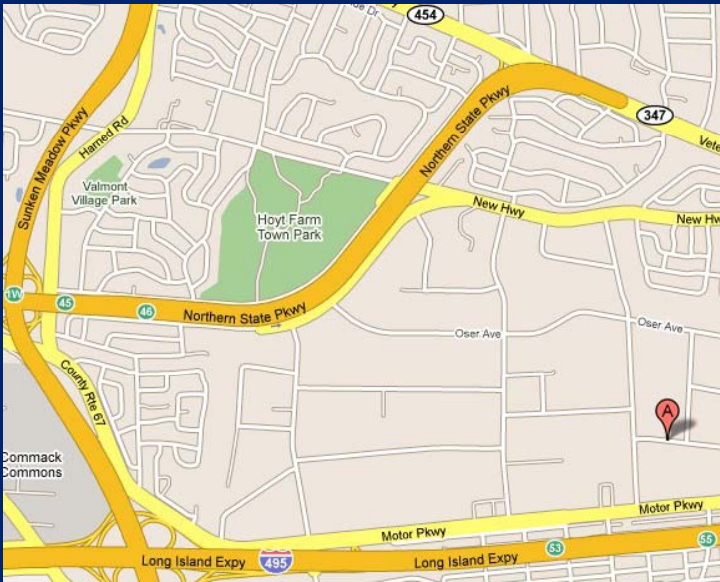


SCHACKER REALTY
Exclusive

Industrial Building Available For Sale

325 Kennedy Drive, Hauppauge, NY

110,024 sq. ft.



Lot Size: 7.33 Acres or 12 Acres
(with separate purchase of adjacent 4.67 acre lot)

Offices: 9,400 sq. ft. total
6,000 sq. ft. on main floor
3,400 sq. ft. on 2nd floor

Ceiling Height: 26' clear

Columns: 48' x 80'

Loading: 8 Loading Docks
1 Drive-in Door

Power: 2,500 Amps (277/480v.)

Sprinklers: Full (Hi-Hazard)

Cooling: Offices

Heat: Gas

Parking: Ample

Annual Taxes: \$1.05/sq. ft. (2011-12)
Lowest known industrial building taxes on Long Island (per sq. ft.)

Sale Price: **\$9,352,040**
(\$85.00/sq. ft.)

- Heavy Duty Floors
 - 8" slab
- Four 5-ton Cranes

For more information please contact:

Schacker Real Estate Corp. 631-293-3700

Lawrence J. Bianco, Executive V.P. x43 / LJB@schackerrealty.com

Richard Corso x21 / RC@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.



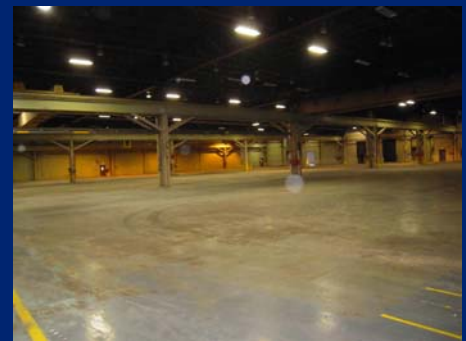
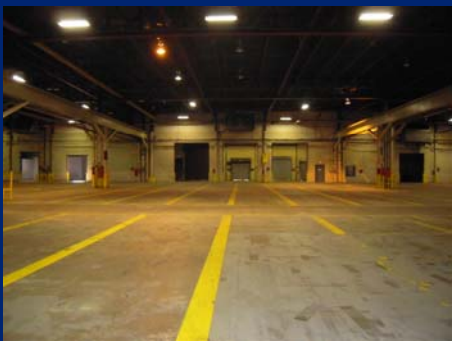
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110,024 sq. ft.



**4.67 Acre
Adjacent
Parcel**



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