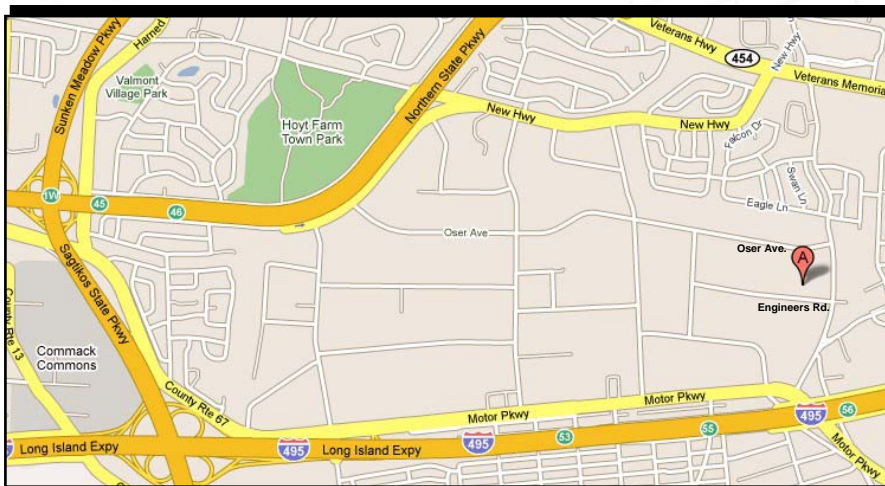




## 29,000 sq. ft. Pharmaceutical/Nutritional Supplement Facility Available For Lease 35 Engineers Road, Hauppauge

A Schacker Realty Exclusive

www.schackerrealty.com



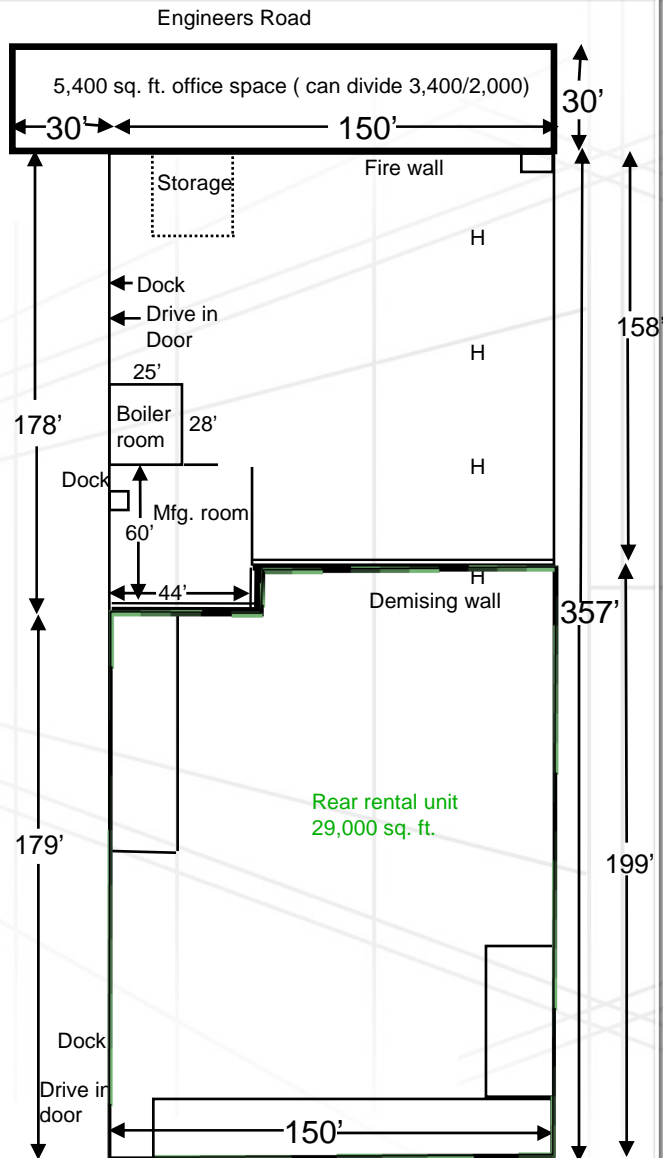
- ❖ 3.25 acres
- ❖ 18' clear height
- ❖ 30' x 40' column span
- ❖ Loading: 1 dock w/lev. & 1 Drive-in door
- ❖ +/- 2,000 sq. ft. R&D space
- ❖ +/- 80 car parking
- ❖ 1,600 amp, 480 Volt service
- ❖ Gas heat, fully sprinklered
- ❖ '08/'09 taxes (\$1.49 PSF)
- ❖ \$7.75 per sq. ft. lease price (includes base taxes)
- ❖ The entire 59,000 Building is also available for sale: \$5,495,000 (\$93.14/sq. ft.)
- ❖ Amenities include bottling and packaging rooms suitable for pharmaceutical or nutritional supplements.

**Contact: Philip Shwom 631-293-3700 x39**

*All information is subject to errors, omissions, changes and withdrawal*



# 35 Engineers Road, Hauppauge, NY Aerial Photo & Building Dimension Plan



*(Floor plan is not to drawn scale. All measurements are approximate and should be verified by a architect)*