

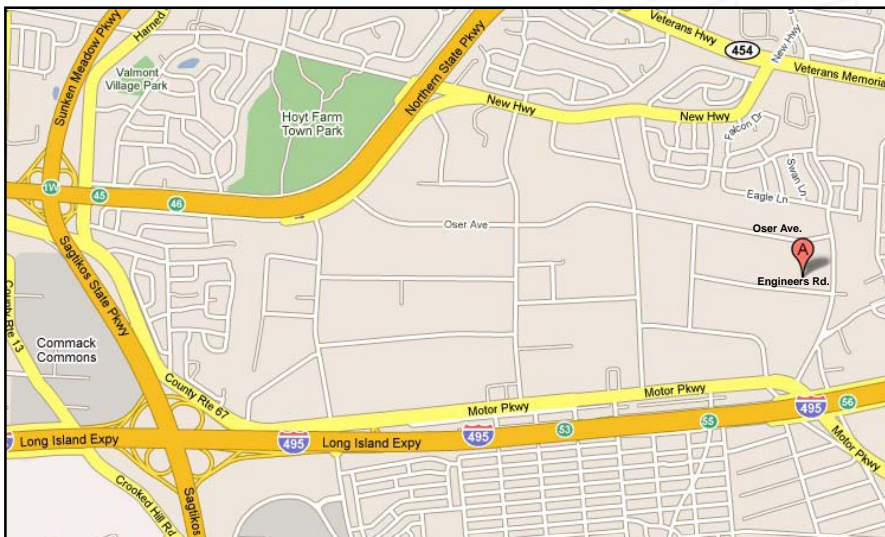


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59,000 sq. ft. for Sale: 35 Engineers Road, Hauppauge, NY

30,000 sq. ft. available for the purchaser to occupy (occupancy to be arranged allowing owner time to vacate)
29,000 sq. ft. rear section rented to a strong tenant (Bactolac Pharmaceuticals) through 6/2014



- Land Area:** 3.28 acres
- Office Space:** 5,400 sq. ft.
(in available front unit)
- Ceiling Height:** 18' clear height
- Column Span:** 30' x 40'
- Loading (Total):** 3 Loading docks with levelers
2 Drive-in doors
- Loading (Rear):** 1 Loading dock
1 Drive-in door
- Parking:** +/- 100 car parking
- Power:** 2,000 amp, 480 Volt service
- Sprinklers:** Full
- Heat:** Gas
- Taxes ('09-'10):** \$1.55/sq. ft.

29,000 sq. ft. rental unit provides \$166,750 gross annual rental income (\$5.75 per sq. ft.) plus shared utility reimbursement.
Lease expires 6/15/2014 and does not contain a renewal option.

Listing/Sale Price
\$5,495,000
(\$93.14/sq. ft.)

Contact: Philip Shwom 631-293-3700 x39

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

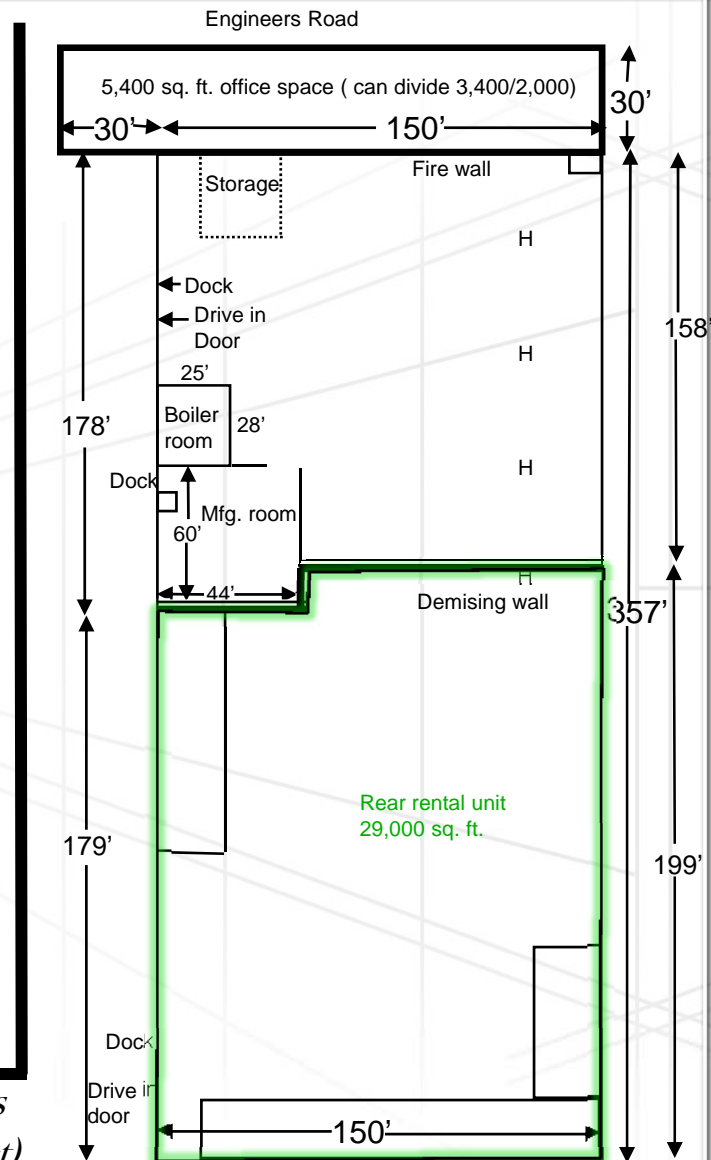
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



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35 Engineers Road, Hauppauge, NY Aerial Photos & Building Dimension Plan



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