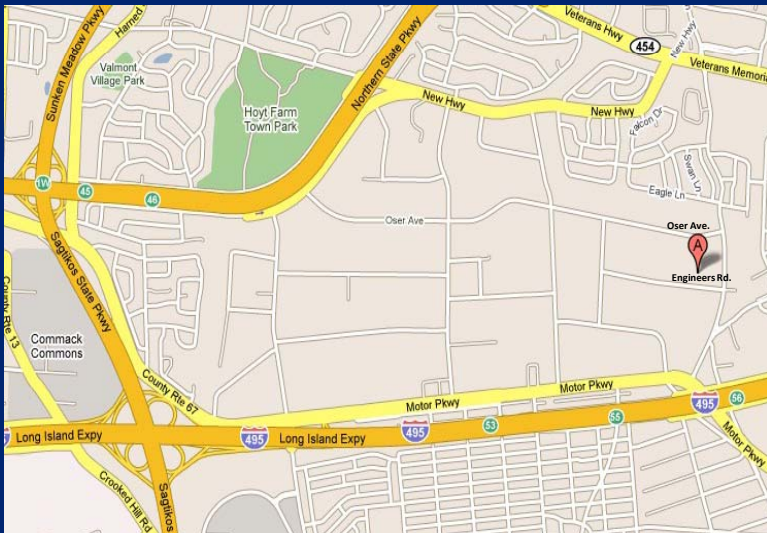


Industrial Building Available For Sale
35 Engineers Road, Hauppauge, NY

59,000 sq. ft.
30,000 sq. ft.
available for purchaser



- 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 ('11-'12):** \$101,986
(\$1.73/sq. ft.)
- Sale Price:** **\$5,495,000**
(\$93.14/sq. ft.)

29,000 sq. ft. rental unit provides \$166,750 gross annual rental income (\$5.75 per sq. ft.) plus shared utility reimbursement.

For more information please contact:

Schacker Real Estate Corp. 631-293-3700
 Phil Shwom x39 , PS@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.



SCHACKER REALTY



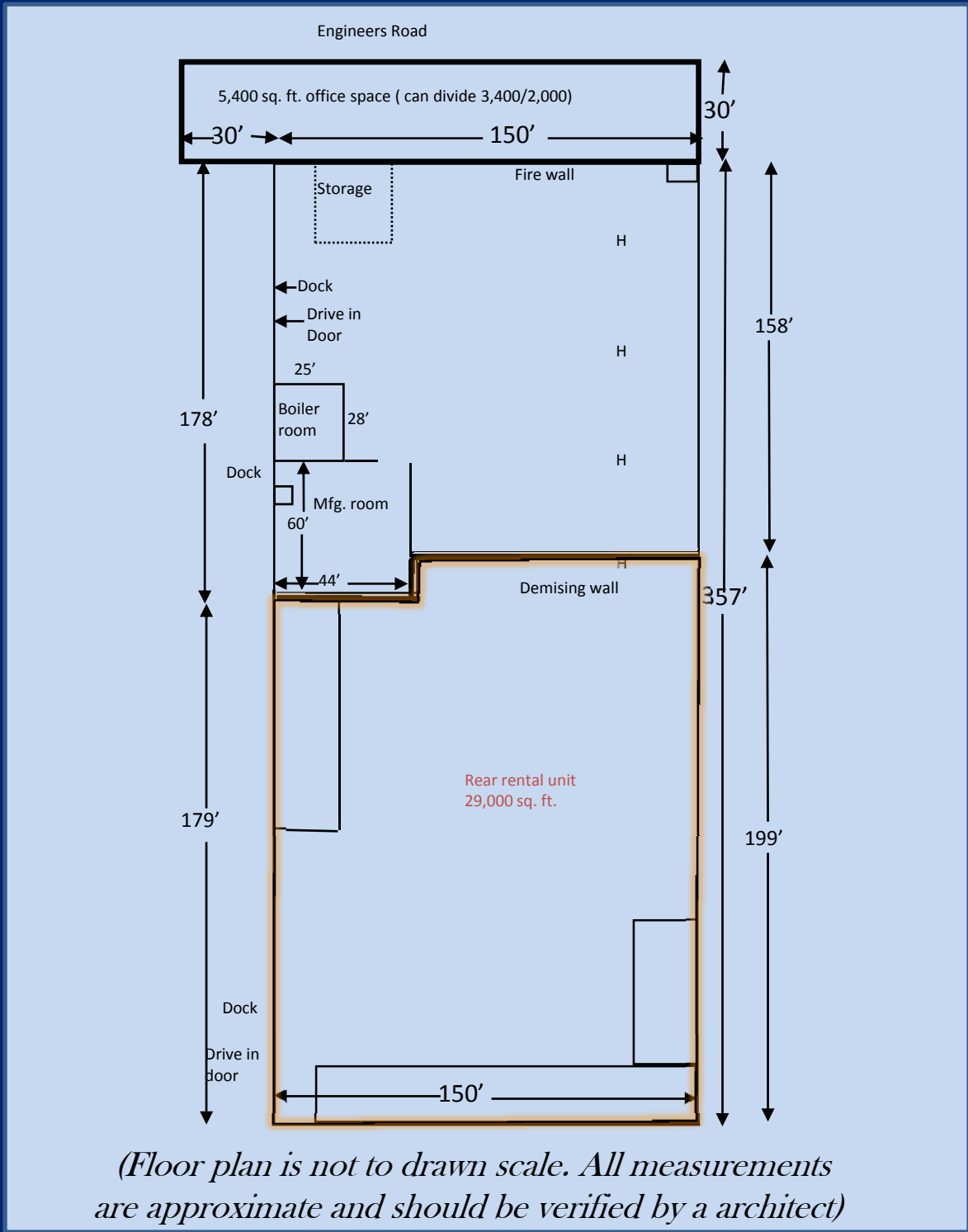
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(Floor plan is not to drawn scale. All measurements are approximate and should be verified by a architect)

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