

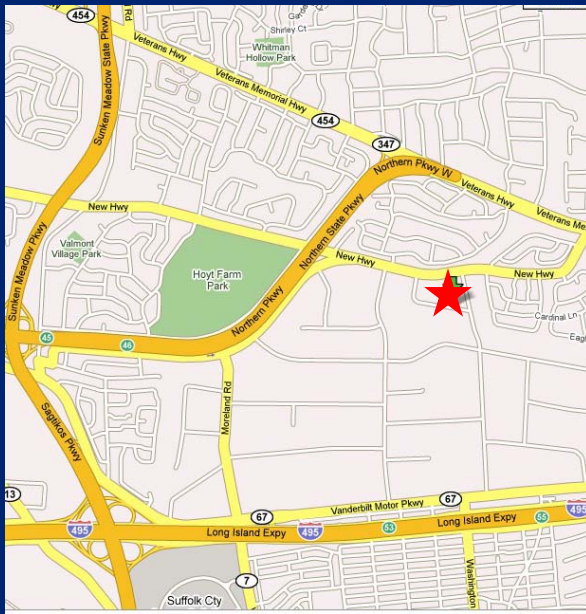


SCHACKER REALTY  
Exclusive

## Industrial Building Available For Sale or Lease

43 Corporate Drive, Hauppauge, NY

14,500 sq. ft.



### Building Specs:

<b>Plot Size:</b>	<b>1.5 Acres</b>
<b>Office Space:</b>	<b>80%</b>
<b>R&amp;D Space:</b>	<b>10%</b>
<b>Warehouse:</b>	<b>10%</b>
<b>Ceiling Ht:</b>	<b>16'</b>
<b>Loading:</b>	<b>1 Dock 2 Drive-ins</b>
<b>Power:</b>	<b>400 Amps</b>
<b>Sprinklers:</b>	<b>Full</b>
<b>A/C:</b>	<b>Full</b>
<b>Heat:</b>	<b>Gas</b>
<b>Parking:</b>	<b>75 Cars</b>
<b>2011-12 Taxes:</b>	<b>\$37,284</b>
<b>Sale Price:</b>	<b>Upon Request</b>
<b>Lease Price:</b>	<b>\$14.75/sq. ft. (includes base year taxes)</b>

### For more information please contact:

Schacker Real Estate Corp. 631-293-3700

Nick Gianni x 31 / [ENG@schackerrealty.com](mailto:ENG@schackerrealty.com)

Joe Brown x23 / [JB@schackerrealty.com](mailto:JB@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.*

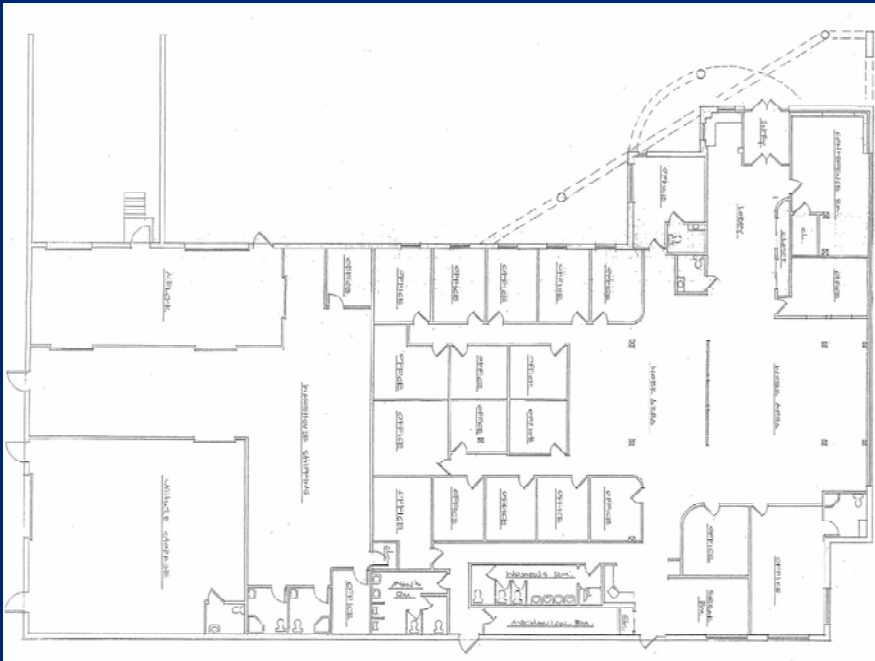


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