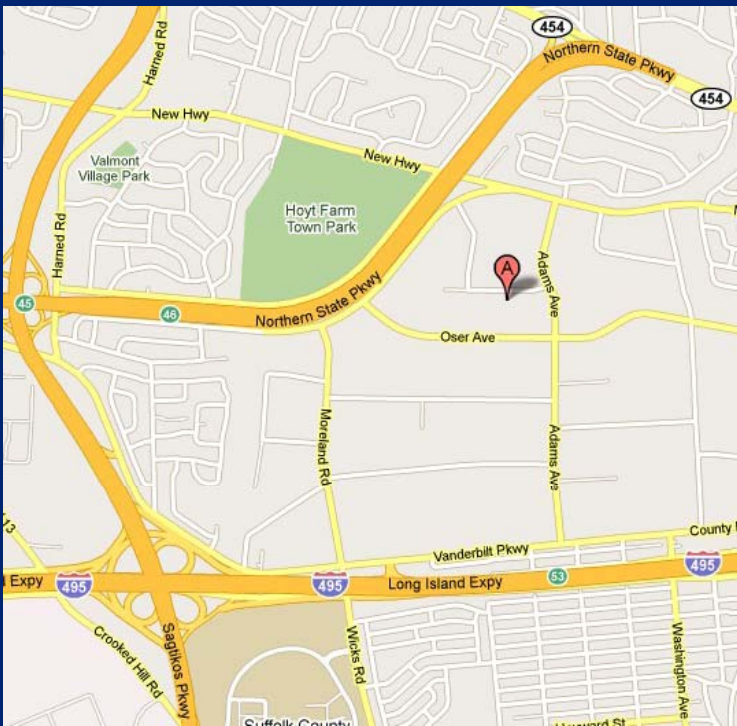




SCHACKER REALTY
Exclusive

Available For Lease – Ideal for Pharma/Technology Use 45 Davids Drive, Hauppauge, NY

10,000 sq. ft.



Plot Size:	1.03 Acres
Office Space:	30%
R&D Space:	60%
Ceiling Height:	16' U.S.
Loading:	1 Dock 1 Drive-in
Power:	400+ Amps
Sewers:	Yes
Sprinklers:	Yes
A/C:	Full A/C
Heating:	Gas
Parking:	±40
Occupancy:	Immediate
Annual Taxes:	\$30,363
Lease Price:	\$7.50/sq .ft.
	<i>(does not include base year taxes)</i>

Comments: *Free standing building
*Clean room area
*Immaculate FDA facility

For more information please contact:

Schacker Real Estate Corp. 631-293-3700

Joe Brown x23 or Phil Shwom 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.

