



Schacker Real Estate Corp.

www.schackerrealty.com

30,500 sq. ft. Building Available For Sale or Lease 55 Adams Avenue, Hauppauge, NY

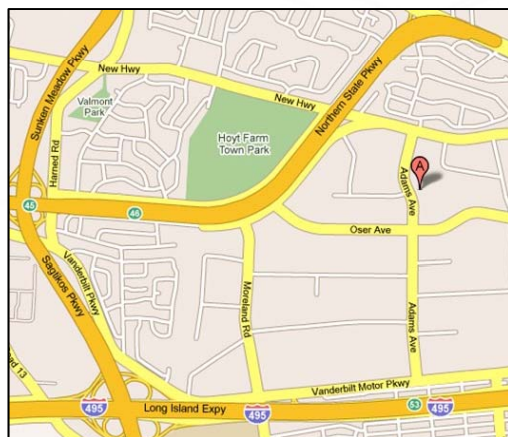


Land Area: 1.86 Acres
Offices: 10%
Ceiling Ht: 15' - 15,500 sq. ft.
27' - 15,000 sq. ft.
Loading: 3 Docks
1 Drive-in
Power: 2,000 Amps
Sprinklers: Yes
Sewers: Yes
Heating: Gas
Parking: 95 spaces
Taxes: \$1.64/sq. ft.

Sale Price: \$2,300,000
(\$75.40/sq. ft.)

Lease Price: \$5.65/sq. ft.
(includes base year taxes)

- Large sewer capacity
- Set up for mfg. with use of kettles, suitable for liquid mfg. and/or food products
- Lab demolition work likely for most operations



Contact: Schacker Realty 631-293-3700

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.

