



Siemens portfolio for sale: Hauppauge

Three properties including two industrial buildings and a vacant 2 acre land parcel separating the properties



- ◆ **75 Oser Avenue: 32,500 sq. ft. 1.87 acres**
- ◆ **Ceiling height:** 18' under steel
- ◆ **Loading:** 2 docks, 1 drive in
- ◆ **Office space:** +_6,000 sq. ft.
- ◆ **Power:** 800 amps
- ◆ **Air Conditioning:** Full A/C
- ◆ **Parking:** 65 car parking is available
- ◆ **Rent:** \$7.50 per sq. ft. nnn
- ◆ **Lease term:** 1-2 years
- ◆ **Taxes:** +_\$56,000

- ◆ **155 Plant Avenue: 20,000 sq. ft. 1.90 acres**
- ◆ **Ceiling height:** 18' under steel
- ◆ **Loading:** 1 dock, 1 drive in
- ◆ **Office space:** +_9,000 sq. ft.
- ◆ **Power:** 800 amps
- ◆ **Air Conditioning:** Full A/C
- ◆ **Parking:** 85 car parking is available
- ◆ **Rent:** \$8.75 per sq. ft. nnn
- ◆ **Lease term:** 10 years
- ◆ **Taxes:** (+-\$40,000/taxes)



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