

**Industrial Property For Sale Or Lease, Available: 108,966 sq. ft.  
Minimum Division 10,000 sq. ft.  
55 Kennedy Dr, Hauppauge**



**Specifications:**

**Building Size:** 108,966 sq. ft.  
**Lot Size:** 5.62 Acres  
**Office Space:** 37,154 sq. ft.  
**Ceiling Height:** 20.0'  
**Loading:** 6 Dock(s), 2 Drive-in(s)  
**Power:** 1,200 + 277 amps  
**Parking:** 3:1000  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** 60-90 Days  
**Sale Price:** \$27,000,000  
(\$247.78/sq. ft.)  
**Lease Price:** \$17.00/sq. ft. NNN

\* IDA Tax Benefits Possible \*

108,996 sf of warehouse and office space which can be divided • 74,192 sf can be used as a frozen warehouse or ice cream factory • The office area on the 1st fl was originally a school, with an area of 11,000--13,178 sf which can be leased separately • 2nd fl 7,000-23,976 is warehouse space and office space which can be leased separately • Freight elevator • Plenty of parking spaces • Minutes to 495 Long Island Expressway

**For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)**

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



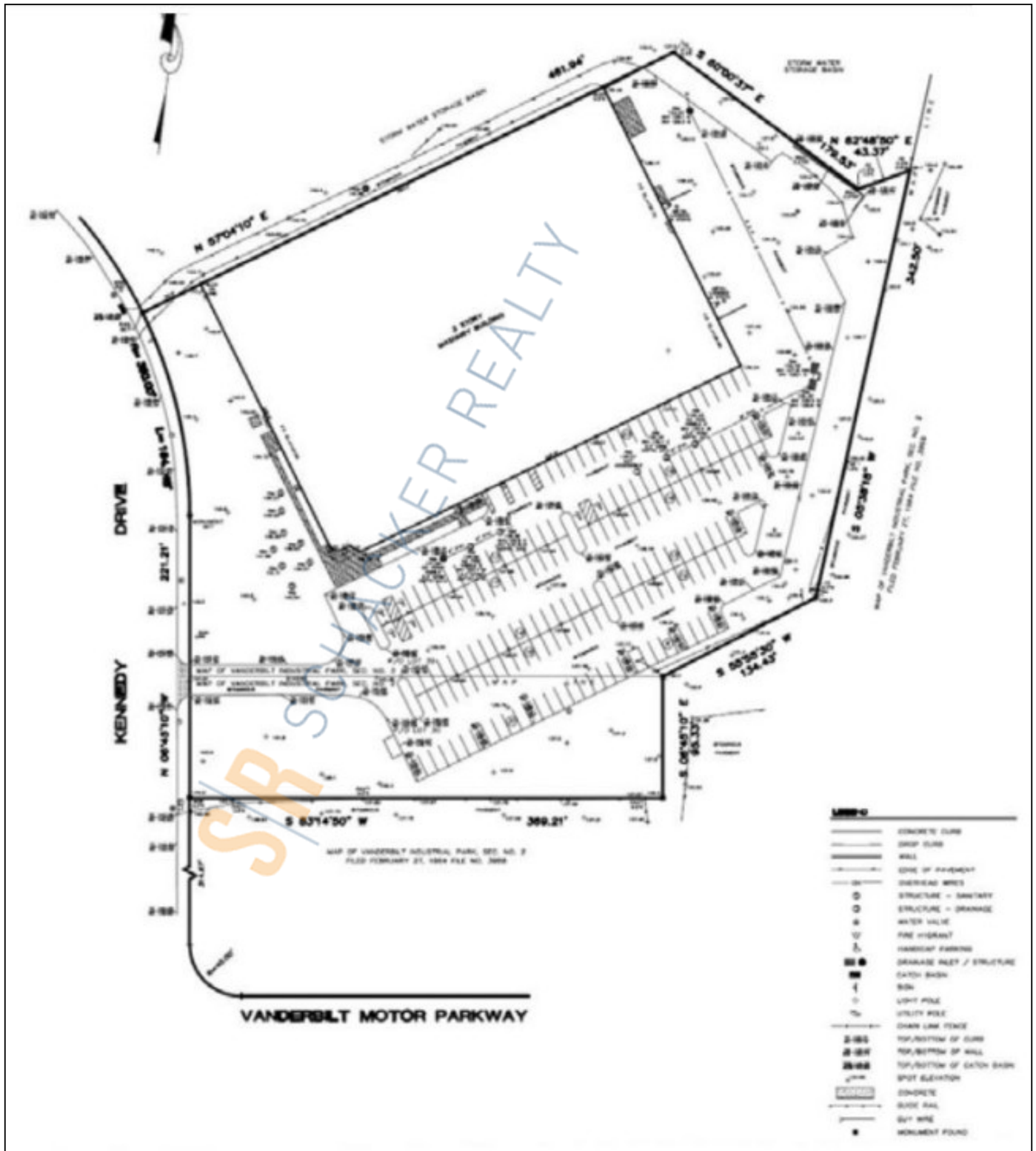
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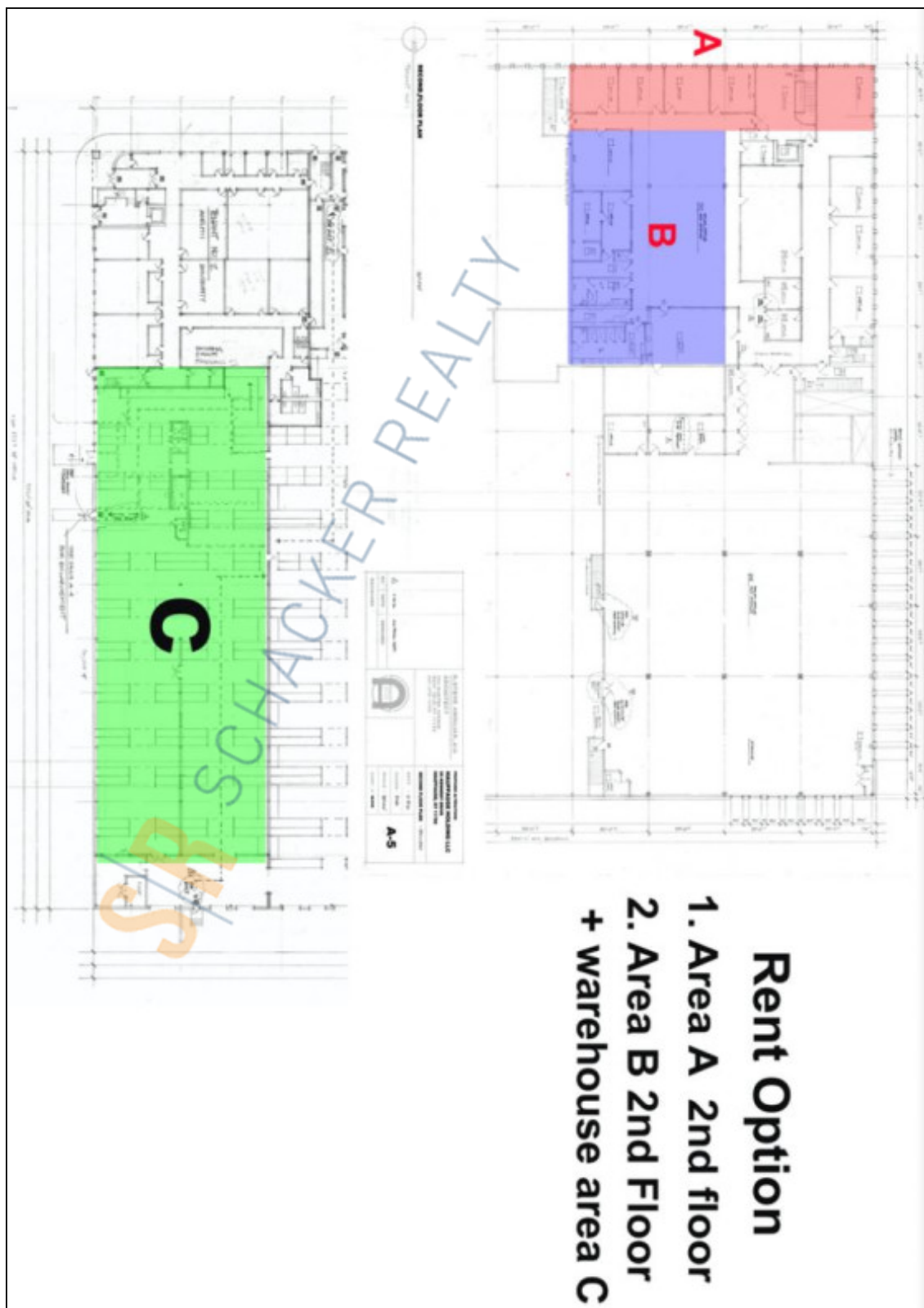


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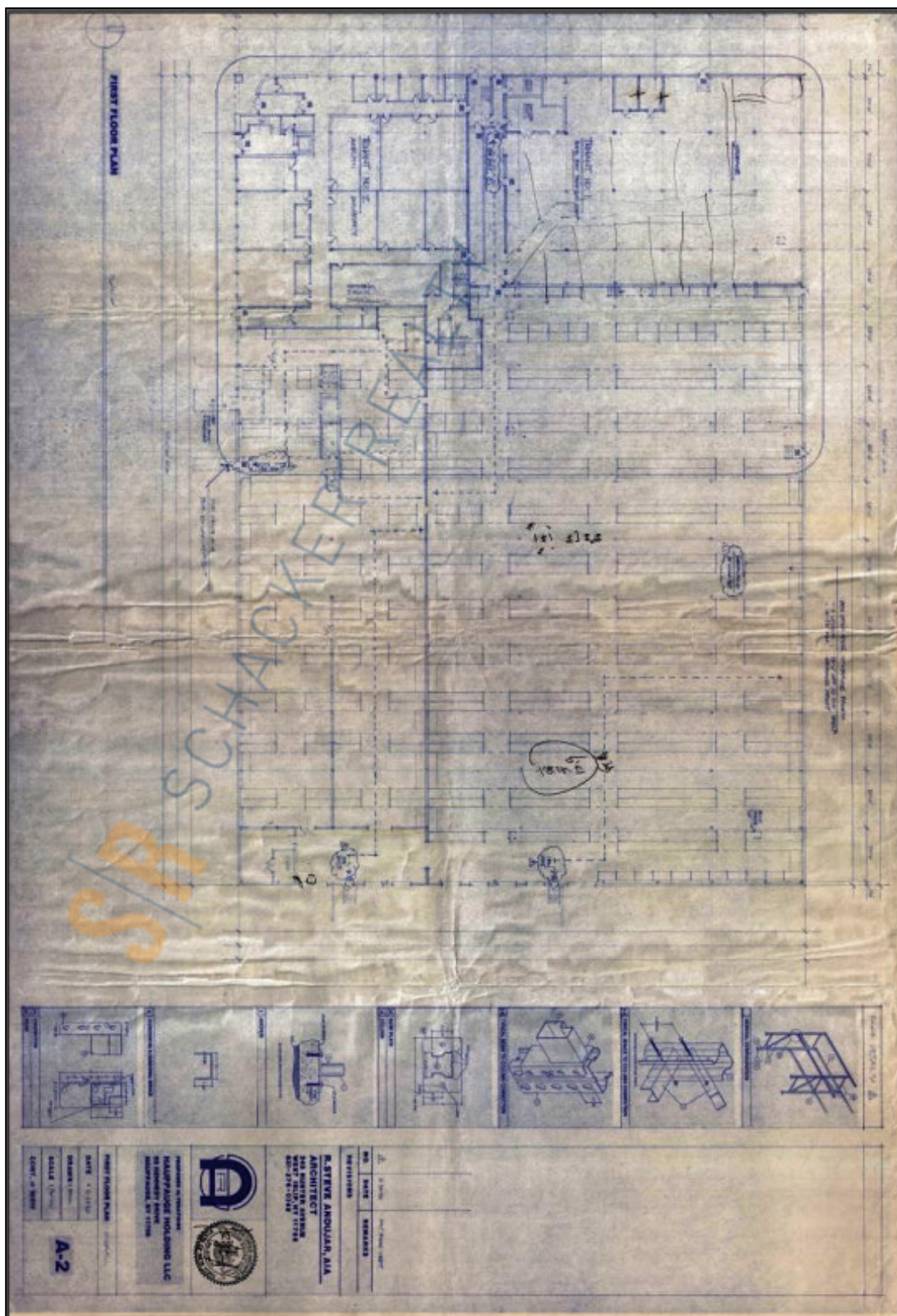
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