

**23,000 Sq. Ft. Industrial Building For Sublease**  
**65 Engineers Rd, Hauppauge 11788**



**Specifications:**

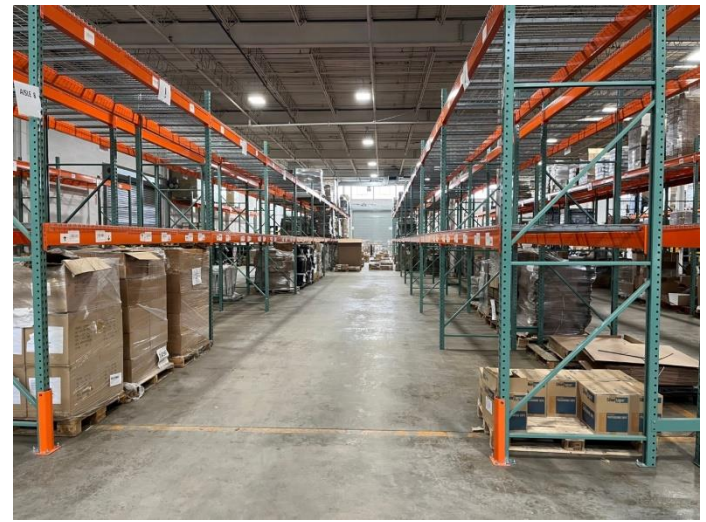
Building Size:	23,000 sq. ft.
Lot Size:	1.75 Acres
Office Space:	10%
Ceiling Height:	21' U.S.
Loading:	2 Docks, 2 Drive-ins
Power:	800 amps
Heat:	Gas
A/C:	16,600 sq. ft.
Column Span:	29' 30' x 40'/'35'
Sewers:	Yes-Coming
Sprinklers	Yes-Upgraded
Parking:	69

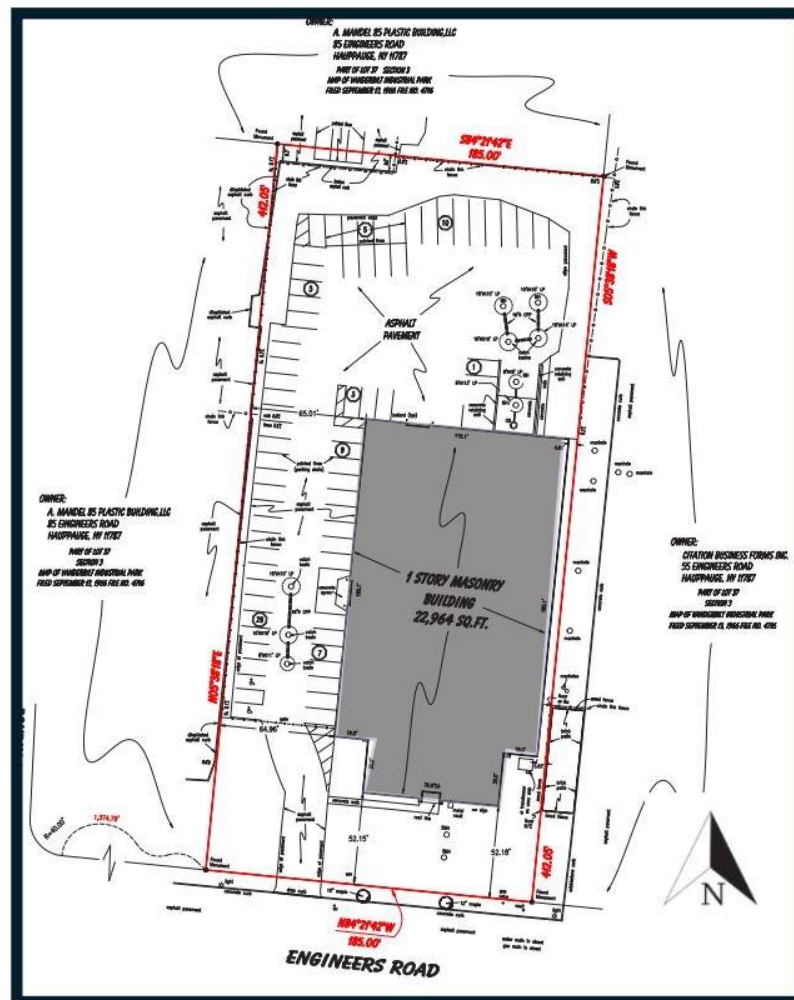
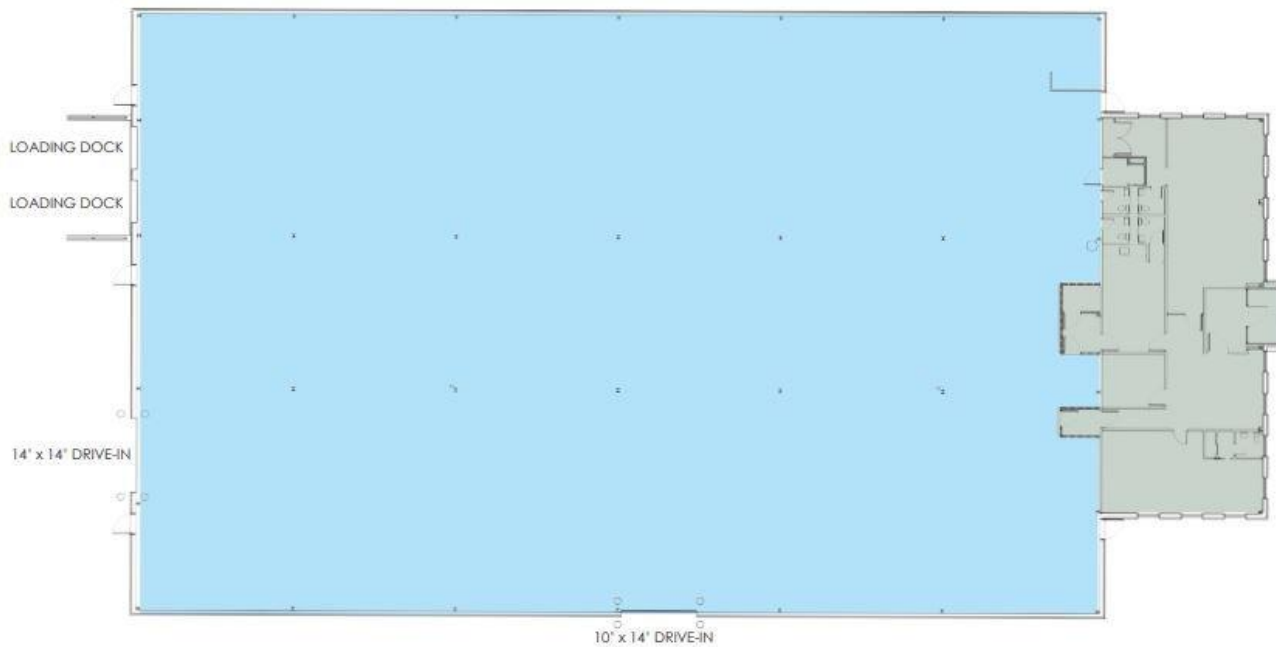
**Pricing and Timing:**

Occupancy: +/- 6/1/2023  
Sublease Price: \$16.50/sf includes base taxes  
Sublease Expiration Date: 12/31/2025

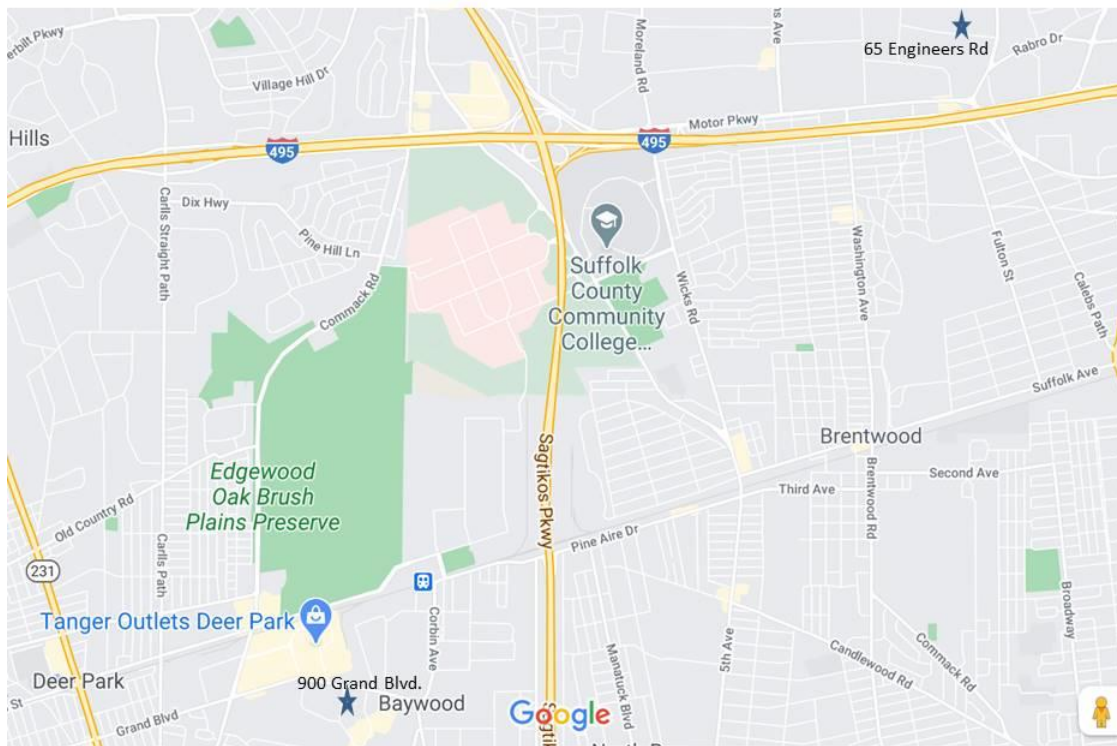
- Free standing building with high ceilings and excellent parking
- Located in close proximity to the LIE (Exit 53) and the Northern State Pkwy (Exit 46)
- Longer term possible
- Large rear yard
- Limited outside storage permitted subject to municipal restrictions











*Information is from sources deemed to be reliable but should not be relied upon without independent verification and is subject to errors, omissions, modification and withdrawal.*

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