

14,500 Sq. Ft. Industrial Building

Available For Sale



155 Adams Ave, Hauppauge



Specifications:

Building Size:	14,500 sq. ft.
Lot Size:	2.20 Acres
Office Space:	4,000 sq. ft.
Ceiling Height:	17.0' @ 10,500 sq. ft. 12.0' @ 4,000 sq. ft.
Loading:	1 Loading Dock 1 Drive-in Door
Power:	800 Amps, 3-Phase @240v
A/C:	Offices only
Heat:	Gas
Sprinklers:	Full
Column Span:	41' x 28'8"
Parking:	49
Sewers:	Yes

Pricing and Timing:

Sale Price:	\$5,400,000 (\$372.41/sq. ft.)
Taxes:	\$38,052 (\$2.62/sq. ft.)
Occupancy:	Vacant

Features and Notes:

- Excellent exposure in the heart of the Hauppauge Industrial Park
- Oversized lot with significant as-of-right expansion potential of up to 40,249 sq. ft.
- Well-suited for power intensive users
- Private offices with skylights
- Convenient to the Long Island Expressway and Northern State Parkway
- Zoned Light Industrial in the Town of Smithtown
- Property to be delivered As-Is

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