

# 14,500 Sq. Ft. Industrial Building

Available For Sale



SCHACKER REALTY  
Exclusive

## 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:

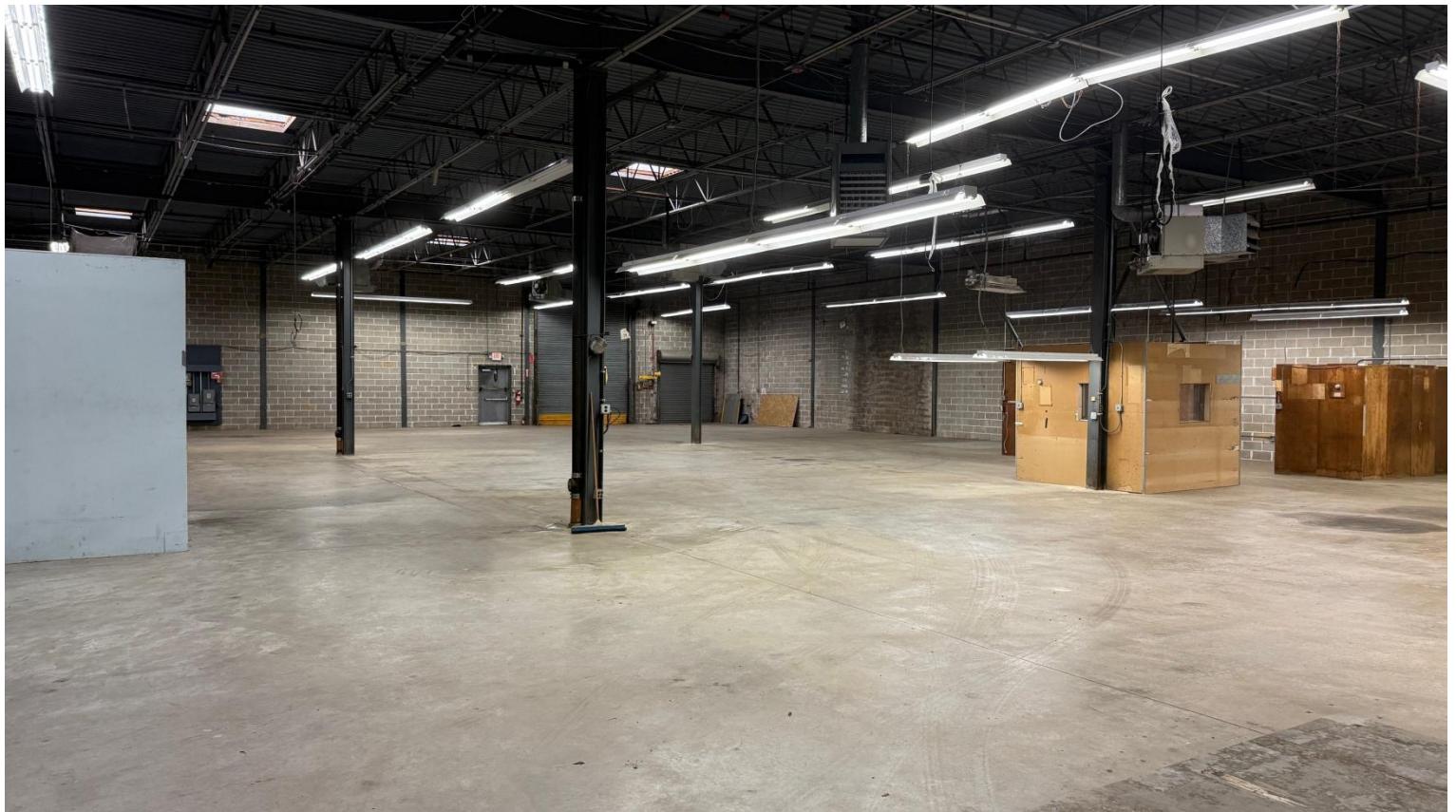
Sale Price:	\$5,400,000 (\$372.41/sq. ft)
Taxes:	\$40,695 (\$2.81/sq. ft.)
Occupancy:	Vacant

### Features and Notes:

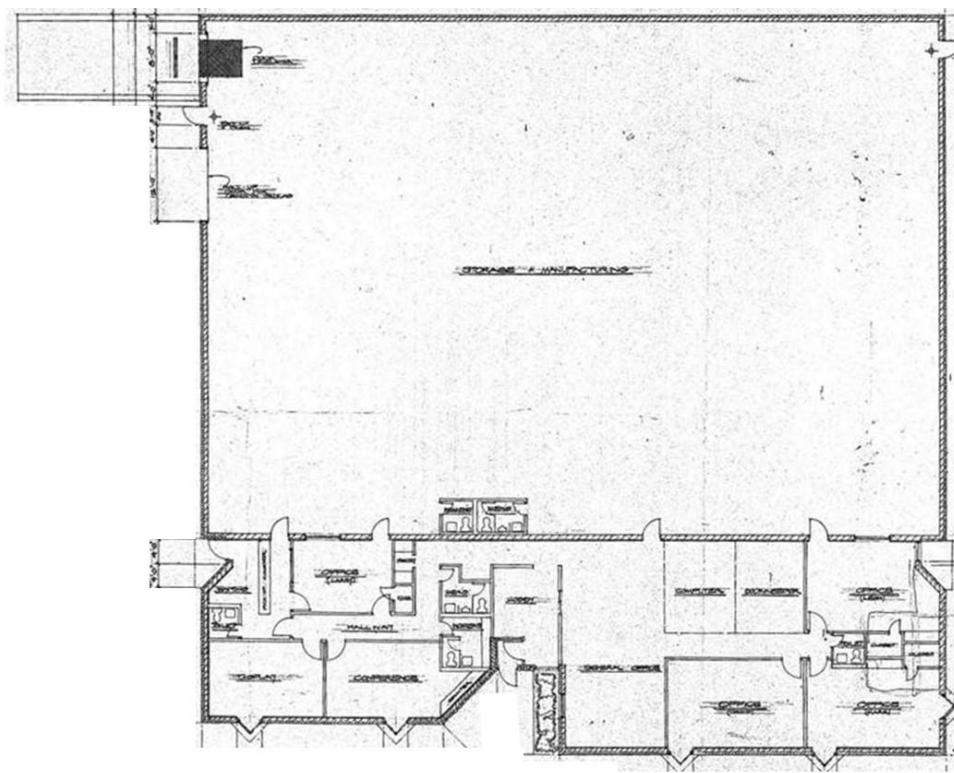
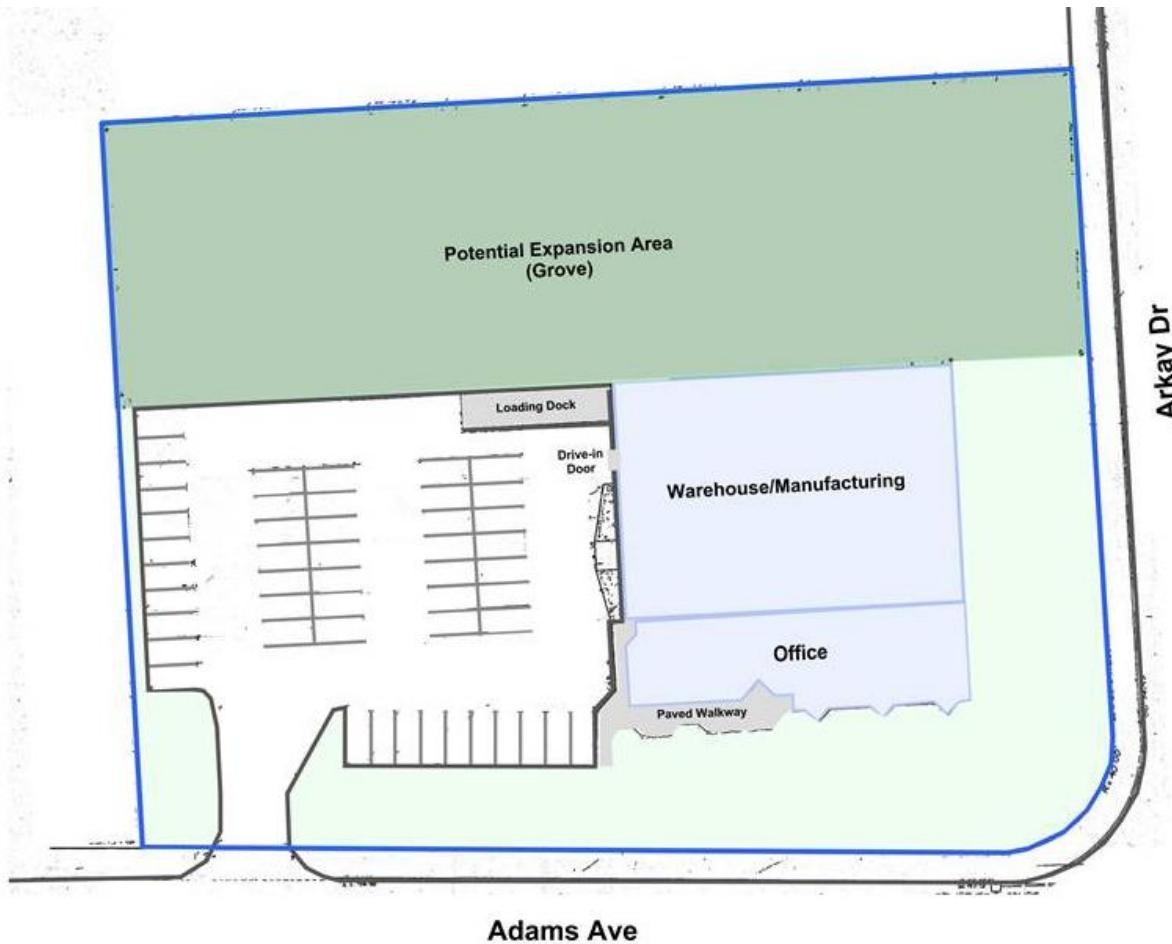
- Excellent exposure in the heart of the Hauppauge Industrial Park
- Oversized lot expansion potential
- Well-suited for power intensive users
- Private offices with skylights
- Convenient to the Long Island Expressway and Northern State Parkway
- Zoned Light Industrial in the Town of Smithtown

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*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 .*



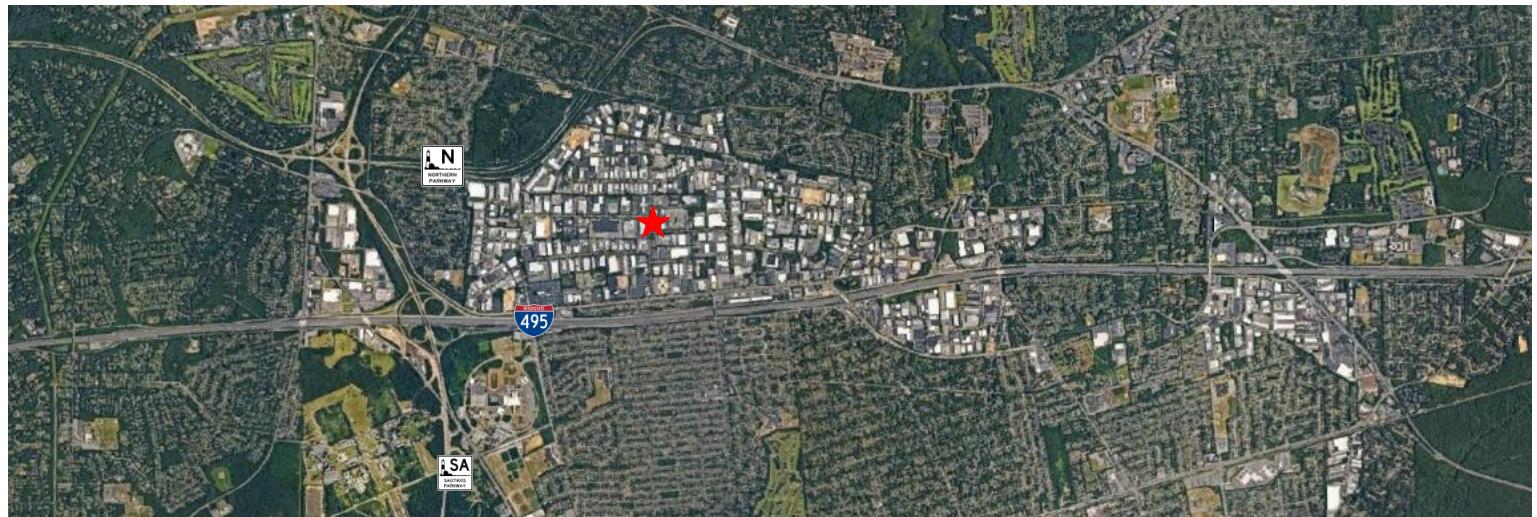
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## Overhead Outline & Highway Access



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