



**16,836 sq. ft. of Industrial Space For Lease**  
**65 Davids Dr, Hauppauge**

**Specifications:**

<b>Building Size:</b>	<b>16,836 sq. ft.</b>
<b>Lot Size:</b>	<b>1.00 Acres</b>
<b>Office Space:</b>	<b>3,000 sq. ft.</b>
<b>Ceiling Height:</b>	<b>16.0'</b>
<b>Loading:</b>	<b>1 Dock(s), 1 Drive-in(s)</b>
<b>Power:</b>	<b>400 amps</b>
<b>A/C:</b>	<b>Offices Only</b>
<b>Parking:</b>	<b>35</b>
<b>Sewers:</b>	<b>Yes</b>

**Pricing and Timing:**

<b>Occupancy:</b>	<b>Q1 2026</b>
<b>Lease Price:</b>	<b>\$15.00/sq. ft. Net</b>
<b>Taxes:</b>	<b>\$40,589.00 (\$2.41/sq. ft.)</b>

**Free-standing building with skylights throughout • Polished reception area • 1,200 sq. ft. concrete mezzanine (Not included in the available sq. ft.) • Large fenced-in yard • Possible outdoor storage with permits • Convenient to the Long Island Expressway and Northern State Parkway • Located in the prestigious Hauppauge Industrial Park**

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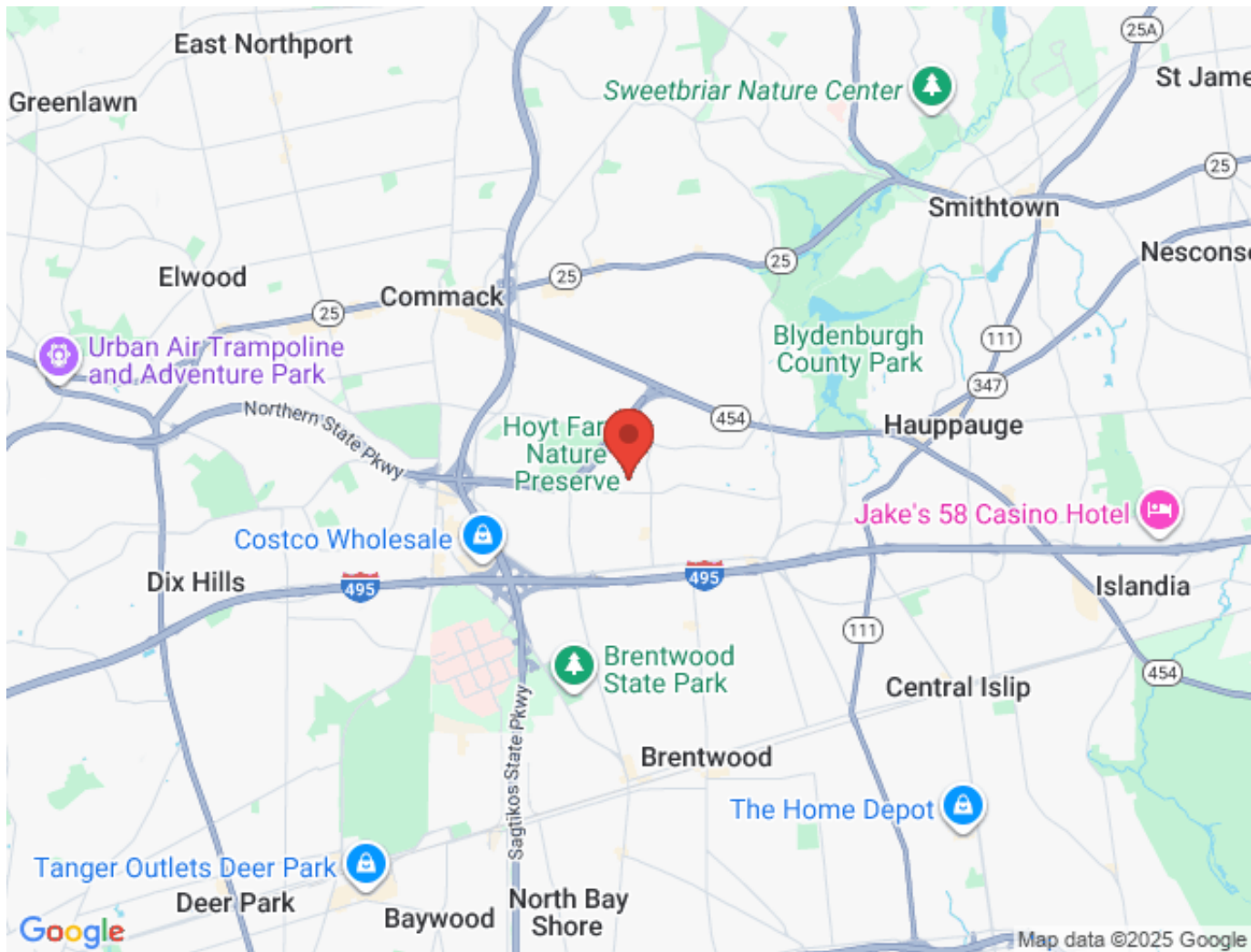
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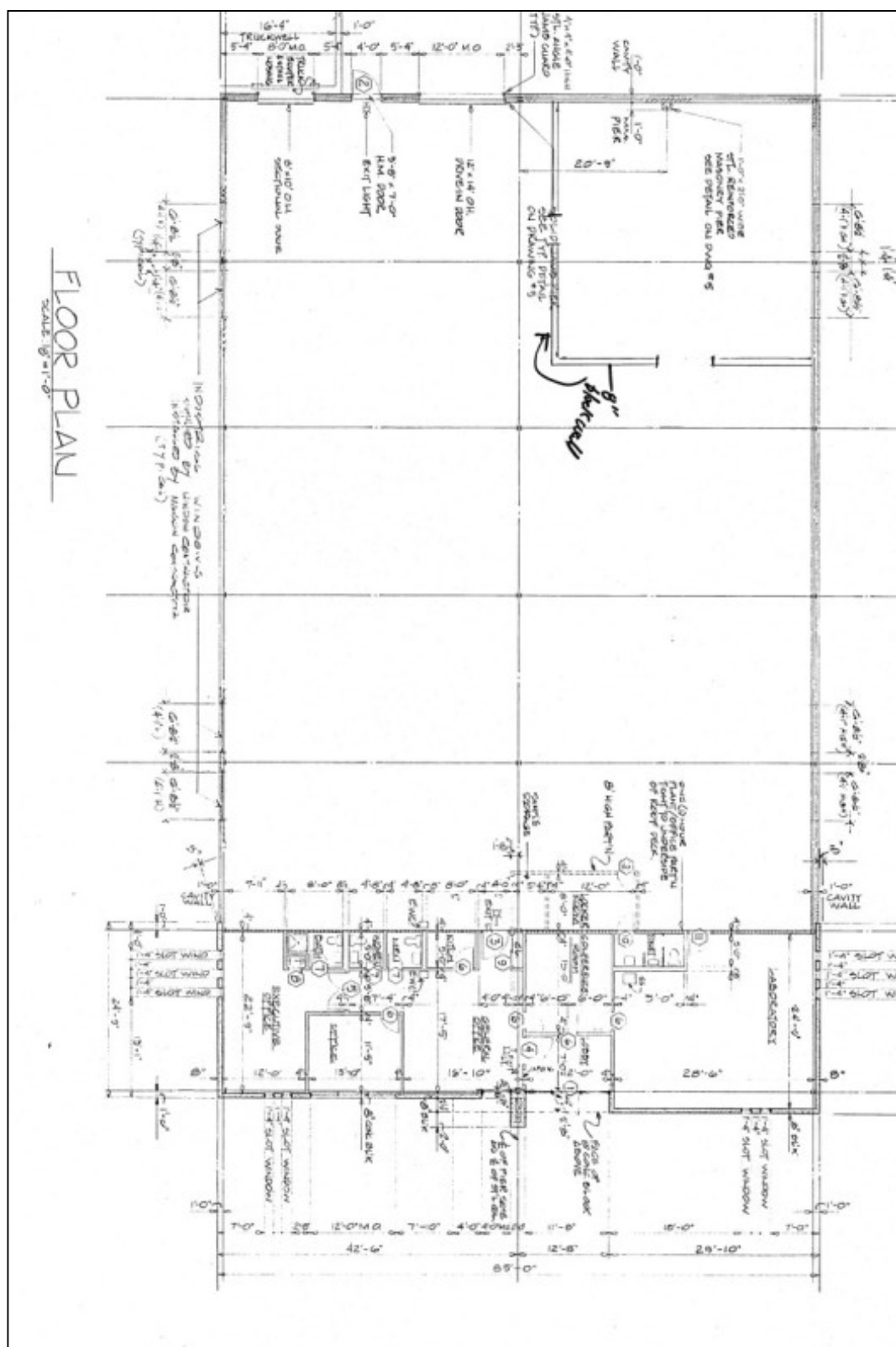
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