



SCHACKER REALTY

## 20,000 sq. ft. of Industrial/R&D Space For Lease

### 48 Mall Dr, Commack



#### Specifications:

Building Size:	20,000 sq. ft.
Lot Size:	1.92 Acres
Office Space:	5,000 sq. ft.
R&D Space:	10,000 sq. ft.
Ceiling Height:	16.0'
Loading:	1 Dock(s), 2 Drive-in(s)
A/C:	Partial A/
Parking:	87
Sewers:	Septic

#### Pricing and Timing:

Occupancy:	Immediately
Lease Price:	\$19.00/sq. ft. NNN
Taxes:	\$80,000.00 (\$4/sq. ft.)

**Freestanding Building Situated In the Hi-Tech Hauppauge Industrial Park • Warehouse with Rack Shelving and Security Cages • Ability to convert to additional office, R&D, light manufacturing • Can provide furnished**

**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.

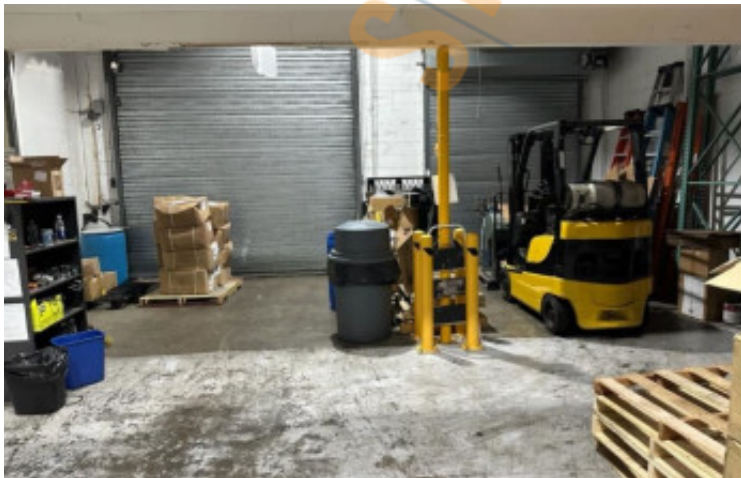
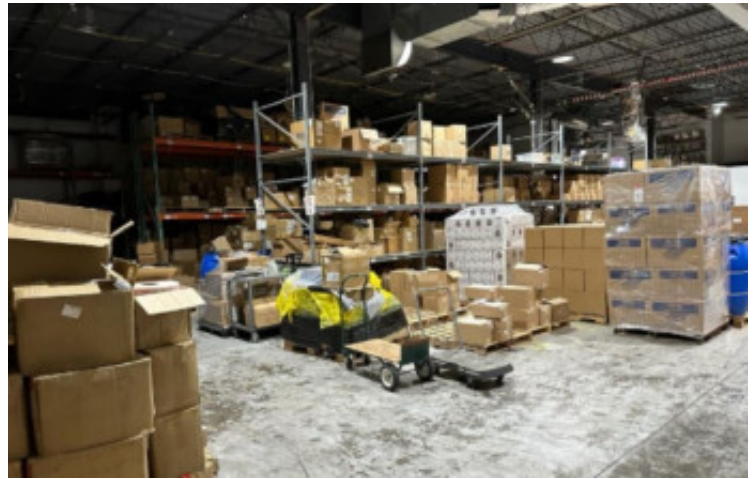
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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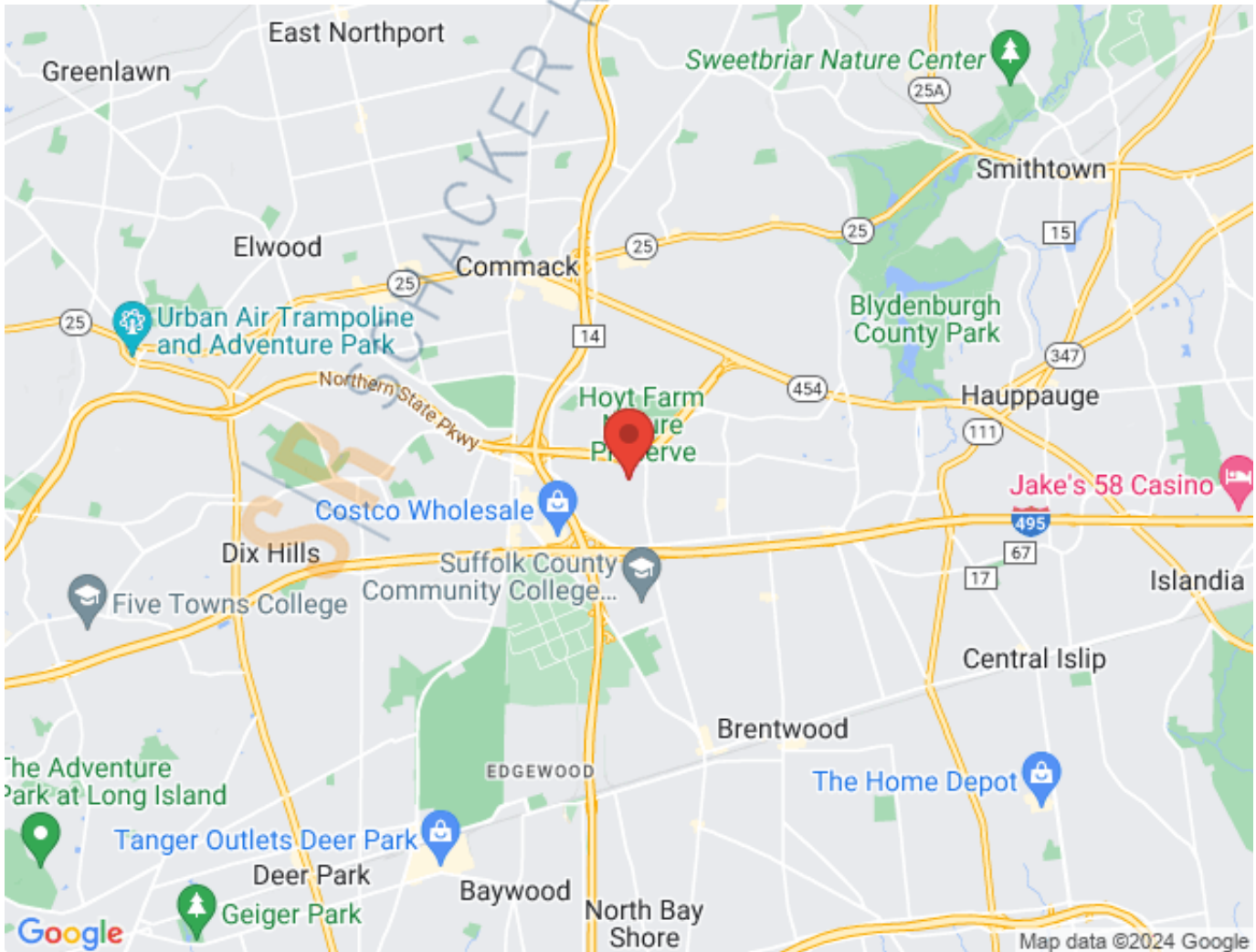
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